

Country Club at East Bay Homeowners Association, Inc.

2026 Approved Budget

January 1, 2026 - December 31, 2026

GL Account	2025 Budget	2026 Budget
Income - Assessments		
63100 - Assessments	\$ 190,800.00	\$ 190,800.00
Income Total:	\$ 190,800.00	\$ 190,800.00
Expense - Administrative		
70100 - Management Fees	\$ 10,200.00	\$ 10,800.00
70200 - Accounting Fees	\$ 1,020.00	\$ 1,020.00
70300 - License/Permits/Fees	\$ 1,020.00	\$ 1,080.00
70350 - State Corporation Fee	\$ 66.00	\$ 66.00
71600 - Professional/Legal Fees	\$ 8,004.00	\$ 900.00
72600 - Office/Admin/Postage	\$ 2,280.00	\$ 2,400.00
	\$ 22,590.00	\$ 16,266.00
Expense - Insurance		
73000 - Insurance - Workers Compensation	\$ 1,800.00	\$ 1,800.00
73100 - Insurance - Property & General Liability	\$ 24,000.00	\$ 21,240.00
	\$ 25,800.00	\$ 23,040.00
Expense - Utilities		
89100 - Electric	\$ 18,900.00	\$ 18,000.00
89200 - Water	\$ 1,500.00	\$ 1,200.00
89210 - Reclaimed Water	\$ 2,400.00	\$ 1,800.00
89300 - Sewer	\$ 1,380.00	\$ 1,500.00
89600 - Cable/Internet/Phone	\$ 3,600.00	\$ 1,440.00
	\$ 27,780.00	\$ 23,940.00
Expense - Maintenance & Repair		
90100 - Landscape - Contract	\$ 31,200.00	\$ 30,000.00
90150 - Landscape/Irrigation - Non Contract	\$ 4,320.00	\$ 23,394.00
90300 - General Maintenance	\$ 12,630.00	\$ 6,000.00
90400 - Janitorial - Contract	\$ 13,800.00	\$ 10,140.00
90500 - Lift Station	\$ 4,440.00	\$ 5,640.00
92110 - Pool - Contract	\$ 8,640.00	\$ 8,640.00
92120 - Pool - Repairs	\$ 1,500.00	\$ 1,200.00
92130 - Pool - Heater (Gas)	\$ 1,200.00	\$ 1,080.00
92400 - Pest Control	\$ 300.00	\$ 240.00
92510 - Annual Safety Inspections	\$ 600.00	\$ 840.00
	\$ 78,630.00	\$ 87,174.00
Expense - Reserve Contributions		
99100 - Reserve Transfer - Pooled Unallocated	\$ 36,000.00	\$ 40,380.00
	\$ 36,000.00	\$ 40,380.00
Expense Total:	\$ 190,800.00	\$ 190,800.00
Net Total (Income - Expense):	\$ -	\$ -

This budget represents a 0.00% increase in assessments from 2025

DocuSigned by:

2026 Approved Monthly Assessments: \$2,650.00 per building

JAMES BENNETT
1/21/2025

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Country Club at East Bay HOA, Inc.

Analysis Date - January 1, 2026

Cash Flow - Monthly

2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 151,265.00	\$ 3,365.00	\$ 497.08	\$ 0.00	\$ 155,127.08
February	155,127.08	3,365.00	509.63	0.00	159,001.71
March	159,001.71	3,365.00	522.22	0.00	162,888.93
April	162,888.93	3,365.00	534.86	0.00	166,788.79
May	166,788.79	3,365.00	547.53	0.00	170,701.32
June	170,701.32	3,365.00	504.78	34,135.00	140,436.10
July	140,436.10	3,365.00	461.89	0.00	144,262.99
August	144,262.99	3,365.00	474.32	0.00	148,102.31
September	148,102.31	3,365.00	486.80	0.00	151,954.11
October	151,954.11	3,365.00	499.32	0.00	155,818.43
November	155,818.43	3,365.00	511.88	0.00	159,695.31
December	159,695.31	3,365.00	524.48	0.00	163,584.79
	151,265	40,380	6,075	34,135	163,585
2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 163,584.79	\$ 3,365.00	\$ 537.12	\$ 0.00	\$ 167,486.91
February	167,486.91	3,365.00	549.80	0.00	171,401.71
March	171,401.71	3,365.00	562.52	0.00	175,329.23
April	175,329.23	3,365.00	575.29	0.00	179,269.52
May	179,269.52	3,365.00	588.09	0.00	183,222.61
June	183,222.61	3,365.00	579.51	13,190.00	173,977.12
July	173,977.12	3,365.00	570.89	0.00	177,913.01
August	177,913.01	3,365.00	583.69	0.00	181,861.70
September	181,861.70	3,365.00	596.52	0.00	185,823.22
October	185,823.22	3,365.00	609.39	0.00	189,797.61
November	189,797.61	3,365.00	622.31	0.00	193,784.92
December	193,784.92	3,365.00	635.27	0.00	197,785.19
	163,585	40,380	7,010	13,190	197,785