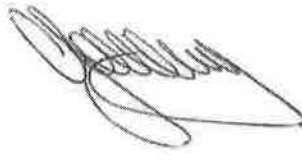


12/10/2024
Approved

RAINTREE VILLAGE CONDOMINIUMS, INC
110 Units
JANUARY 1, 2025 - DECEMBER 31, 2025 PROPOSED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$820,110	\$895,265	\$74,605
4020	Unit Late Fees	\$500	\$500	\$42
4400	Interest Income	\$20	\$20	\$2
4500	Application Income	\$600	\$600	\$50
4800	Other Income	\$50	\$50	\$4
	TOTAL REVENUE	\$821,280	\$896,435	\$74,703
	OPERATING EXPENSES			
5010	Bank/Coupons/Administrative	\$7,672	\$9,098	\$758
5015	Storage Boxes 11 boxes x \$45.00 ea.	\$495	\$540	\$45
5020	Office Expense Raintree Village	\$140	\$140	\$12
5300	Insurance 5/1 renewal	\$294,800	\$333,500	\$27,792
5400	Lawn Service Contract 8/1 Renewal	\$52,000	\$53,594	\$4,466
5410	Tree trimming/Removal	\$3,000	\$5,000	\$417
5440	Termite/Rodent Control	\$12,000	\$16,500	\$1,375
5600	Lic/Permit Fees	\$390	\$390	\$33
5610	State Condo Fees	\$440	\$440	\$37
5800	Management Fee Exp. 12/24 - 30 day notice	\$15,600	\$15,600	\$1,300
5900	Professional - Legal	\$2,500	\$5,000	\$417
5910	Professional - Tax/Audit	\$475	\$475	\$40
6100	Repair/Maintenance - Bldgs	\$40,000	\$50,000	\$4,167
6110	Landscaping- Grounds	\$2,000	\$3,000	\$250
6130	Repair Maintenance - Fire Equipment	\$2,000	\$2,000	\$167
6200	Pool - Maintenance/Repairs/Supplies	\$6,174	\$6,342	\$529
6400	Salaries Expense / Contract Maintenance	\$27,564	\$35,564	\$2,964
7000	Electric	\$21,165	\$22,011	\$1,834
7001	Utilities - Water/Sewer/Trash	\$171,171	\$172,367	\$14,364
7006	Cable TV	\$73,924	\$77,104	\$6,425
8000	Operating Contingency	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$733,510	\$808,665	\$67,389
	RESERVES			
	TOTAL RESERVES	\$87,770	\$87,770	\$7,314
	TOTAL EXPENSES	\$821,280	\$896,435	\$74,703
			\$0	

SEE ATTACHED FEE SCHEDULE FOR YOUR 2025 RATE.


 RTV-TREASURER

**RAINTREE VILLAGE 2025 UNIT MONTHLY ASSESSMENT FEES
YOUR 2025 FEES WILL BE EFFECTIVE JANUARY 1, 2025**

Unit	% Factor	2024 Fee	2025 Fee	Unit	% Factor	2024 Fee	2025 Fee
101	0.8189%	\$565	\$614	1305	1.0117%	\$685	\$746
102	0.8515%	\$585	\$637	1401	1.0141%	\$687	\$747
103	0.8539%	\$587	\$638	1402	0.8503%	\$585	\$636
104	0.8531%	\$586	\$638	1403	0.8565%	\$589	\$640
105	0.8492%	\$584	\$635	1404	0.8529%	\$586	\$638
106	0.7835%	\$543	\$590	1405	0.8534%	\$587	\$638
201	1.0216%	\$691	\$753	1406	1.0072%	\$682	\$743
202	0.8569%	\$589	\$640	1501	1.0091%	\$683	\$744
203	0.8570%	\$589	\$640	1502	1.0091%	\$683	\$744
204	0.8574%	\$589	\$641	1601	1.2513%	\$834	\$909
205	0.8609%	\$591	\$643	1602	1.2513%	\$834	\$909
206	1.0127%	\$686	\$746	1701	1.2513%	\$834	\$909
301	0.7851%	\$544	\$591	1702	1.2513%	\$834	\$909
302	0.8583%	\$590	\$641	1801	1.0100%	\$684	\$745
303	0.8589%	\$590	\$642	1802	0.8558%	\$588	\$639
304	0.8574%	\$589	\$641	1803	0.8554%	\$588	\$639
305	0.8577%	\$589	\$641	1804	0.8550%	\$588	\$639
306	0.7804%	\$541	\$588	1805	0.8555%	\$588	\$639
501	0.9314%	\$635	\$691	1806	1.0088%	\$683	\$744
502	0.9314%	\$635	\$691	1901	1.2513%	\$834	\$909
601	1.0098%	\$684	\$744	1902	1.2513%	\$834	\$909
602	0.8607%	\$591	\$643	2001	1.0114%	\$685	\$746
603	0.8583%	\$590	\$641	2002	0.7780%	\$540	\$586
604	0.8586%	\$590	\$641	2003	0.7771%	\$539	\$586
605	0.8568%	\$589	\$640	2004	0.7770%	\$539	\$586
606	0.7775%	\$539	\$586	2005	0.7781%	\$540	\$587
701	1.0096%	\$684	\$744	2006	1.0109%	\$685	\$745
702	0.8514%	\$585	\$636	2101	0.7788%	\$540	\$587
703	0.8559%	\$588	\$640	2102	0.8544%	\$587	\$639
704	0.8564%	\$589	\$640	2103	0.8559%	\$588	\$640
705	0.8562%	\$588	\$640	2104	0.8529%	\$586	\$638
706	1.0141%	\$687	\$747	2105	1.0075%	\$682	\$743
801	1.0092%	\$684	\$744	2201	1.0091%	\$683	\$744
802	0.8565%	\$589	\$640	2202	1.0091%	\$683	\$744
803	0.8567%	\$589	\$640	2301	0.7822%	\$542	\$589
804	0.8555%	\$588	\$639	2302	0.8540%	\$587	\$638
805	0.8560%	\$588	\$640	2303	0.8540%	\$587	\$638
806	1.0091%	\$683	\$744	2304	0.8540%	\$587	\$638
901	1.0091%	\$683	\$744	2305	0.8239%	\$568	\$618
902	1.0091%	\$683	\$744	2401	0.8690%	\$596	\$648
1001	1.0104%	\$684	\$745	2402	0.8690%	\$596	\$648
1002	0.8570%	\$589	\$640	2501	0.7808%	\$542	\$588
1003	0.8564%	\$589	\$640	2502	0.8565%	\$589	\$640
1004	1.0091%	\$683	\$744	2503	0.8542%	\$587	\$638
1101	1.0089%	\$683	\$744	2504	0.7732%	\$537	\$583
1102	0.7804%	\$541	\$588	2601	1.0134%	\$686	\$747
1103	0.7789%	\$540	\$587	2602	0.8626%	\$592	\$644
1104	0.7799%	\$541	\$588	2603	0.8609%	\$591	\$643
1105	1.0127%	\$686	\$746	2604	1.0207%	\$691	\$752
1201	1.0091%	\$683	\$744	2701	0.7771%	\$539	\$586
1202	1.0091%	\$683	\$744	2702	0.8579%	\$589	\$641
1301	1.0074%	\$682	\$743	2703	0.8536%	\$587	\$638
1302	0.7757%	\$538	\$585	2704	0.8536%	\$587	\$638
1303	0.7764%	\$539	\$585	2705	0.7762%	\$539	\$585
1304	0.7683%	\$534	\$580	2706	1.1361%	\$762	\$831

RAINTREE VILLAGE RESERVE SCHEDULE

Statutory Items	2024										
	Life	Due	Cost	2024	2025	2026	2027	2028	2029	2030	2031
Clubhouse - Carpet, Tile, Furniture	15	14	\$ 15,000								
Clubhouse - A/C - Air Handler -1	15	10	\$ 8,000								
Clubhouse - A/C - Air Handler -2	15	1	\$ 8,000		\$ 8,000						
Clubhouse - A/C - Condenser	15	1	\$ 15,000		\$ 15,000						
2110 - Total Clubhouse			\$ 46,000								
Building Painting	12										
2028 1/3 Building Painting	12	6	\$ 73,000					\$ 73,000			
2029 1/3 Building Painting	12	7	\$ 73,000						\$ 73,000		
2030 1/3 Building Painting	12	8	\$ 73,000							\$ 73,000	
2010 - Total Building Painting			\$ 219,000								
Paving	\$ 25	\$ 1	\$ 175,283								
curb repairs	25	21	\$ 39,639								
Painting Sealcoat(*2)	10	2	\$ 13,200			\$ 13,200					
2020 - Total Paving / Sealing			\$ 228,122								
Pool - Interior Surface	10	4	\$ 23,000				\$ 23,000				
Pool - Gravity Tanks	20	11	\$ 20,000								
Pool - Heating (h. pump)	10	9	\$ 7,500								
Pool - Heating (solar)	12	7	\$ 15,000							15000	
Pool - Main Pump	5	0	\$ 1,300						1300		
2080 - Total Pool			\$ 66,800								
Roofing- Clubhouse(*3)	25	21	\$ 16,000								
Roofing- Shed (*3)	25	21	\$ 3,000								
Roofing - Unit Buildings (Note 1)	25	23	\$ 1,010,000								
2030 - Total Roofing Replacement			\$ 1,029,000								
Tree Trimming Major	3	0	\$ 12,000				\$ 12,000			\$ 12,000	
			\$ 12,000								
Total Expenditures			\$ 1,600,922								
Cash Balance From Prior Year					\$ 118,132	\$ 182,902	\$ 257,472	\$ 310,242	\$ 398,012	\$ 411,482	\$ 399,252
Less Expenditures For Year				\$ -	\$ 23,000	\$ 13,200	\$ 35,000	\$ -	\$ 74,300	\$ 100,000	\$ 73,000
Annual Contribution			\$ 87,770		\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770
Cash Balance For Year					\$ 182,902	\$ 257,472	\$ 310,242	\$ 398,012	\$ 411,482	\$ 399,252	\$ 414,022

2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
					\$ 15,000							
	\$ 8,000											
								\$ 8,000				
								\$ 15,000				
									\$ 73,000			
										\$ 73,000		
											\$ 73,000	
												\$ 39,639
				\$ 13,200								
					\$ 23,000							
		\$ 20,000										
\$ 7,500											\$ 7,500	
										15000		
		1300					1300					1300
												\$ 16,000
												\$ 3,000
	\$ 12,000			\$ 12,000			\$ 12,000			\$ 12,000		
\$ 414,022	\$ 494,292	\$ 562,062	\$ 628,532	\$ 716,302	\$ 778,872	\$ 828,642	\$ 916,412	\$ 990,882	\$ 1,055,652	\$ 1,070,422	\$ 1,058,192	\$ 1,065,462
\$ 7,500	\$ 20,000	\$ 21,300	\$ -	\$ 25,200	\$ 38,000	\$ -	\$ 13,300	\$ 23,000	\$ 73,000	\$ 100,000	\$ 80,500	\$ 59,939
\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770
\$ 494,292	\$ 562,062	\$ 628,532	\$ 716,302	\$ 778,872	\$ 828,642	\$ 916,412	\$ 990,882	\$ 1,055,652	\$ 1,070,422	\$ 1,058,192	\$ 1,065,462	\$ 1,093,293

2045	2046	2047	2048	\$ 2,049	2050
			\$ 8,000		
				\$ 130,459	
\$ 13,200					
		23000			
\$ 20,000					
				\$ 1,300	
	\$ 343,000	\$ 343,000	\$ 343,000		
\$ 12,000			\$ 12,000		
\$ 1,093,293	\$ 1,149,063	\$ 880,633	\$ 602,403	\$ 327,173	\$ 283,184
\$ 32,000	\$ 356,200	\$ 366,000	\$ 363,000	\$ 131,759	\$ -
\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770	\$ 87,770
\$ 1,149,063	\$ 880,633	\$ 602,403	\$ 327,173	\$ 283,184	\$ 370,954