

RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC.
PROPOSED BUDGET FOR PERIOD 01/01/2025 - 12/31/2025

NUMBER OF UNITS 271
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	2024 ADOPTED BUDGET	2025 APPROVED BUDGET
INCOME:		
MAINTENANCE ASSESSMENTS	504,060	520,320
SCREENING FEES		2,500
TOTAL INCOME	504,060	522,820
EXPENSES:		
ADMINISTRATIVE		
ACCOUNTING CPA	4,400	4,400
BAD DEBT	4,800	4,000
LEGAL FEES	5,000	3,500
OFFICE/POSTAGE	5,800	4,500
COMPUTER SOFTWARE/WEB	1,000	750
BACKGROUND CHECK	1,650	1,200
TAXES/LICENSES/FEES	815	715
MANAGEMENT CONTRACT	84,880	89,124
INSURANCE	49,110	56,120
TOTAL ADMINISTRATIVE	157,455	164,309
UTILITIES		
ELECTRICITY	43,400	49,000
WATER/SEWER	5,800	5,200
TELEPHONE/INTERNET	1,950	2,420
TOTAL UTILITIES	51,150	56,620
LANDSCAPE MAINTENANCE		
COMMON GROUNDS CONTRACT	43,220	43,220
LANDSCAPE ENHANCEMENTS	20,000	18,000
TREE TRIMMING	15,000	14,000
IRRIGATION CONTRACT	6,000	6,000
IRRIGATION REPAIR/MAINT.	5,000	5,000
EXTERMINATION/PEST CONTROL	8,000	12,500
TOTAL LANDSCAPE MAINTENANCE	97,220	98,720
RECREATION AND POOL		
PAVILLION RELATED	500	500
PLAYGROUND	500	500
POOL CONTRACT	9,545	9,540
POOL REPAIRS/SUPPLIES	10,000	10,000
DOG STATIONS	2,400	2,400
TOTAL RECREATION AND POOL	22,945	22,940

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EXPENSES CONTINUED

	2024 ADOPTED BUDGET	2025 PROPOSED BUDGET
GENERAL EXPENSES		
GENERAL REPAIR/MAINTENANCE	20,458	22,415
LAKE & FOUNTAIN MAINT.	5,000	5,000
JANITORIAL SUPPLIES	4,000	4,000
GOLF CART REPAIRS	1,500	1,500
SECURITY	87,000	87,000
HOLIDAY LIGHTING	4,600	5,700
PRESSURE CLEANING	5,000	5,000
TOTAL GENERAL	127,558	130,615
SPECIAL PROJECTS		
SPECIAL PROJECTS	30,000	20,000
TOTAL SPECIAL PROJECTS	30,000	20,000
TOTAL EXPENSES WITHOUT RESERVES	486,328	493,204
RESERVES		
DEFERRED MAINTENANCE	-	9,000
PAINTING	981	981
PAVING	-	-
POOL	11,751	14,635
RESTORATION	5,000	5,000
ROOF	-	-
SPORTS COURTS	-	-
TOTAL RESERVES	17,732	29,616
TOTAL EXPENSES WITH RESERVES	504,060	522,820

MAINTENANCE ASSESSMENT FEE

2024

2025

MONTHLY FEE

\$

155.00

\$

160.00