

**RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC.**  
**PROPOSED BUDGET FOR PERIOD 01/01/2024 - 12/31/2024**

NUMBER OF UNITS 271

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**INCOME:**

	2023 ADOPTED BUDGET	2024 PROPOSED BUDGET
MAINTENANCE ASSESSMENTS	487,800	504,060
SCREENING FEES	4,000	-
PRIOR YEAR SURPLUS	83,300	-
<b>TOTAL INCOME</b>	<b>575,100</b>	<b>504,060</b>

**EXPENSES:**

**ADMINISTRATIVE**

ACCOUNTING CPA	4,100	4,400
BAD DEBT	5,400	4,800
LEGAL FEES	5,000	5,000
OFFICE/POSTAGE	6,000	5,800
COMPUTER SOFTWARE/WEB	1,000	1,000
BACKGROUND CHECK	2,000	1,650
TAXES/LICENSES/FEES	815	815
MANAGEMENT CONTRACT	80,742	84,880
INSURANCE	37,250	49,110
<b>TOTAL ADMINISTRATIVE</b>	<b>142,307</b>	<b>157,455</b>

**UTILITIES**

ELECTRICITY	41,050	43,400
WATER/SEWER	6,200	5,800
TELEPHONE/INTERNET	1,910	1,950
<b>TOTAL UTILITIES</b>	<b>49,160</b>	<b>51,150</b>

**LANDSCAPE MAINTENANCE**

COMMON GROUNDS CONTRACT	43,650	43,220
LANDSCAPE ENHANCEMENTS	28,000	20,000
TREE TRIMMING	16,000	15,000
IRRIGATION CONTRACT	6,200	6,000
IRRIGATION REPAIR/MAINT.	5,000	5,000
EXTERMINATION/PEST CONTROL	8,000	8,000
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>106,850</b>	<b>97,220</b>

**RECREATION AND POOL**

PAVILLION RELATED	1,000	500
PLAYGROUND	2,000	500
POOL CONTRACT	9,540	9,545
POOL REPAIRS/SUPPLIES	6,500	10,000
DOG STATIONS	2,000	2,400
<b>TOTAL RECREATION AND POOL</b>	<b>21,040</b>	<b>22,945</b>

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 EXPENSES CONTINUED

	2023 ADOPTED BUDGET	2024 PROPOSED BUDGET
<b>GENERAL EXPENSES</b>		
GENERAL REPAIR/MAINTENANCE	18,557	20,458
LAKE & FOUNTAIN MAINT.	5,500	5,000
JANITORIAL SUPPLIES	2,000	4,000
GOLF CART REPAIRS	1,500	1,500
SECURITY	77,000	87,000
HOLIDAY LIGHTING	-	4,600
PRESSURE CLEANING	10,500	5,000
<b>TOTAL GENERAL</b>	<b>115,057</b>	<b>127,558</b>
<b>SPECIAL PROJECTS</b>		
CONTINGENCY	20,000	0
SPECIAL PROJECTS	30,000	30,000
<b>TOTAL SPECIAL PROJECTS</b>	<b>50,000</b>	<b>30,000</b>
<b>TOTAL EXPENSES WITHOUT RESERVES</b>	<b>484,414</b>	<b>486,328</b>
<b>RESERVES</b>		
DEFERRED MAINTENANCE	3,000	-
PAINTING	-	981
PAVING	36,330	-
POOL	7,053	11,751
RESTORATION	19,444	5,000
ROOF	9,460	-
SPORTS COURTS	15,399	-
<b>TOTAL RESERVES</b>	<b>90,686</b>	<b>17,732</b>
<b>TOTAL EXPENSES WITHOUT RESERVES</b>	<b>575,100</b>	<b>504,060</b>

MAINTENANCE ASSESSMENT FEE	2023	2024
MONTHLY FEE	\$ 150.00	\$ 155.00

RAINBERRY PARK HOMEOWNERS ASSOCIATION, INC.  
 RESERVE FUND SCHEDULE  
 PERIOD 1/01/2024 - 12/31/2024

DESCRIPTION	ESTIMATED LIFE	ESTIMATED REMAINING LIFE	REPLACEMENT VALUE	ESTIMATED BALANCE 12/31/2023	BALANCE TO FUND	REQUIRED 2024 FUNDING	FUNDED YEAR 2024
9910 DEFERRED MAINTENANCE		1	2,250	2,250	-	-	-
9920 PAINTING	5	0	15,000	14,019	981	981	981
9925 PAVING	19	12	686,295	236,545	449,750	37,500	-
9930 POOL	18	7	100,258	17,743	82,257	11,751	11,751
9935 RESTORATION	19	16	500,328	38,750	461,578	28,850	5,000
9940 ROOF	21	18	309,292	138,214	171,078	9,504	-
9945 SPORTS COURTS	3	0	50,000	89,790	-	-	-
			1,663,423	537,311	1,165,644	88,586	17,732