

RAINBERRY PARK HOMEOWNERS' ASSOCIATION, INC.
APPROVED BUDGET FOR PERIOD 01/01/2022 TO 12/31/2022

NUMBER OF UNITS 271
 PAGE 1 OF 2

2021
 ADOPTED
 BUDGET

2022
 APPROVED
 BUDGET

INCOME:

MAINTENANCE ASSESSMENTS	455,280	487,800
SCREENING FEES	2,000	4,000
PRIOR YEAR SURPLUS	16,000	48,500
TOTAL INCOME	473,280	540,300

EXPENSES:

ADMINISTRATIVE

ACCOUNTING CPA	4,000	4,000
BAD DEBT	2,500	7,200
LEGAL FEES	2,500	6,000
OFFICE/POSTAGE	3,500	7,500
COMPUTER SOFTWARE/WEB	750	500
BACKGROUND CHECKS	2,000	2,000
TAXES/LICENSES/FEES	700	815
MANAGEMENT CONTRACT	71,860	76,172
INSURANCE	30,560	37,167
TOTAL ADMINISTRATIVE	118,370	141,354

UTILITIES

ELECTRICITY	34,625	31,500
WATER/SEWER	4,700	6,600
TELEPHONE/INTERNET	1,800	1,890
TOTAL UTILITIES	41,125	39,990

LANDSCAPE MAINTENANCE

COMMON GROUNDS CONTRACT	39,600	42,372
LANDSCAPE ENHANCEMENTS	15,500	20,000
TREE TRIMMING	7,500	7,500
IRRIGATION CONTRACT	6,000	6,420
IRRIGATION REPAIR/MAINT.	5,800	5,000
EXTERMINATION/PEST CONTROL	7,725	8,500
TOTAL LANDSCAPE MAINTENANCE	82,125	89,792

RECREATION AND POOL

DOME RELATED	1,000	1,000
PLAYGROUND	2,000	2,000
POOL CONTRACT	7,140	9,540
POOL REPAIRS/SUPPLIES	5,000	5,000
DOG STATIONS	3,000	2,000
TOTAL RECREATION AND POOL	18,140	19,540

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PAGE 2 OF 2
EXPENSES CONTINUED

	2021	2022
	ADOPTED	APPROVED
	BUDGET	BUDGET

GENERAL

GOLF CART REPAIRS	1,500	1,500
JANITORIAL SUPPLIES	1,000	1,000
LAKE & FOUNTAIN MAINT.	5,000	5,500
PRESSURE CLEANING	12,000	12,000
SUPPLIES & REPAIRS	16,891	18,513
UNRESTRICTED CONTINGENCY	10,000	20,000
SECURITY	61,500	77,000
SPECIAL PROJECTS	12,000	25,000
TOTAL GENERAL	119,891	160,513

TOTAL EXPENSES WITHOUT RESERVES	379,651	451,189
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RESERVES

DEFERRED MAINTENANCE	2,740	2,577
PAINTING	-	-
PAVING	35,876	36,288
POOL	4,874	5,942
RESTORATION	16,781	19,444
ROOF	9,459	9,461
SPORTS COURTS	15,399	15,399
TOTAL RESERVES	85,129	89,111

TOTAL EXPENSES WITH RESERVES	464,780	540,300
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MAINTENANCE ASSESSMENT FEES	2021	2022
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ANNUAL ASSESSMENT	\$ 1,680.00	\$ 1,800.00
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MONTHLY ASSESSMENT	\$ 140.00	\$ 150.00
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