

RAINTREE CONDOMINIUM ASSOCIATION, INC.
A Corporation Not for Profit
323 Circle Drive
Maitland, Florida 32751
www.RaintreeOrlandoVCC.com

NOTICE TO CONDOMINIUM MEMBERS
MEETING OF THE BOARD OF DIRECTORS
APPROVAL OF 2021 BUDGET

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Raintree Condominium Association, Inc. will be held at the following date, time and place:

Date of Meeting: Monday, November 9, 2020

Time of Meeting: 7:00 p.m.

Place of Meeting: Ventura Country Clubhouse
3201 Woodgate Blvd
Orlando, FL 32822

A copy of the proposed 2021 budget is enclosed. This budget will be approved at the Board of Directors meeting scheduled for November 9, 2020.

This notice has been posted by first class mail to all owners of record this 9th day of October, 2020, by order of the Board of Directors and in compliance with Florida Statute 718.112(2) (c)

Sincerely,
Raintree Condominium Board of Directors

Dated: October 9, 2020

RAINTREE CONDOMINIUM ASSOCIATION, INC
PROPOSED BUDGET
JANUARY 01, 2021 THROUGH DECEMBER 31, 2021

ASSESSMENTS: 159 UNITS AT \$237.00 PER MONTH	ALL CONDO CONDOS		CONDO 1		CONDO 2		CONDO 3		CONDO 4		CONDO 5	
	MONTHLY	ANNUALLY	29 units	ANNUALLY	54 units	ANNUALLY	32 units	ANNUALLY	36 units	ANNUALLY	8 units	ANNUALLY
INCOME:												
40100 Assessments	\$37,683.00	\$452,196.00	\$6,873.00	\$82,476.00	\$12,798.00	\$153,576.00	\$7,584.00	\$91,008.00	\$8,532.00	\$102,384.00	\$1,896.00	\$22,752.00
Total Income	\$37,683.00	\$452,196.00	\$6,873.00	\$82,476.00	\$12,798.00	\$153,576.00	\$7,584.00	\$91,008.00	\$8,532.00	\$102,384.00	\$1,896.00	\$22,752.00
EXPENSES:												
Building Maintenance:												
50100 Bldg. Maint. & Materials	\$662.00	7,944.00	\$120.75	\$1,448.99	\$224.82	\$2,697.78	\$133.26	\$1,599.13	\$149.88	\$1,798.52	\$33.30	\$399.58
50200 Community Improvements	\$41.67	500.00	\$7.60	\$91.20	\$14.15	\$169.80	\$8.39	\$100.65	\$9.43	\$113.20	\$2.10	\$25.15
51600 Termite Bond - Massey	\$627.75	7,533.00	\$114.50	\$1,374.02	\$213.18	\$2,558.21	\$126.37	\$1,516.39	\$142.12	\$1,705.47	\$31.58	\$378.91
51700 Fire Alarm System Maintenance	\$39.58	475.00	\$7.22	\$86.64	\$13.44	\$161.31	\$7.97	\$95.62	\$8.96	\$107.54	\$1.99	\$23.89
51900 Pest Prevention- Massey	\$528.67	6,344.04	\$96.43	\$1,157.15	\$179.54	\$2,154.44	\$106.42	\$1,277.06	\$119.69	\$1,436.29	\$26.59	\$319.11
Total Building	\$1,899.67	\$22,796.04	\$346.50	\$4,158.00	\$645.13	\$7,741.54	\$382.40	\$4,588.84	\$430.09	\$5,161.02	\$95.55	\$1,146.64
Utilities:												
52100 Water & Sewer	\$5,405.28	64,863.36	\$985.92	\$11,831.08	\$1,835.63	\$22,027.60	\$1,088.08	\$13,056.99	\$1,223.76	\$14,685.06	\$271.89	\$3,262.63
52200 Trash Removal	\$2,021.25	24,255.00	\$368.68	\$4,424.11	\$686.42	\$8,237.00	\$406.88	\$4,882.53	\$457.61	\$5,491.33	\$101.67	\$1,220.03
52300 Electric Power	\$337.05	4,044.60	\$61.48	\$737.74	\$114.46	\$1,373.55	\$67.85	\$814.18	\$76.31	\$915.70	\$16.95	\$203.44
52400 Fire Protection - OUC	\$99.20	1,190.40	\$18.09	\$217.13	\$33.69	\$404.26	\$19.97	\$239.63	\$22.46	\$269.51	\$4.99	\$59.88
52500 Sewer Cleaning	\$139.58	1,675.00	\$25.46	\$305.52	\$47.40	\$568.83	\$28.10	\$337.18	\$31.60	\$379.22	\$7.02	\$84.25
Total Utilities	\$8,002.36	\$96,028.36	\$1,459.63	\$17,515.57	\$2,717.60	\$32,611.23	\$1,610.88	\$19,330.51	\$1,811.74	\$21,740.82	\$402.52	\$4,830.23
Maintenance:												
60200 On Site Labor	\$2,333.33	28,000.00	\$425.60	\$5,107.20	\$792.40	\$9,508.80	\$469.70	\$5,636.40	\$528.27	\$6,339.20	\$117.37	\$1,408.40
60400 Contract Labor - Lawn	\$3,400.00	40,800.00	\$620.16	\$7,441.92	\$1,154.64	\$13,855.68	\$684.42	\$8,213.04	\$769.76	\$9,237.12	\$171.02	\$2,052.24
61200 Irrigation Labor/Material	\$83.33	1,000.00	\$15.20	\$182.40	\$28.30	\$339.60	\$16.78	\$201.30	\$18.87	\$226.40	\$4.19	\$50.30
62250 Landscape Enhancements	\$200.00	2,400.00	\$36.48	\$437.76	\$67.92	\$815.04	\$40.26	\$483.12	\$45.28	\$543.36	\$10.06	\$120.72
62400 Tree Trim & Removal	\$478.92	5,747.00	\$87.35	\$1,048.25	\$162.64	\$1,951.68	\$96.41	\$1,156.87	\$108.43	\$1,301.12	\$24.09	\$289.07
63200 Maintenance Cart/Gas	\$75.00	900.00	\$13.68	\$164.16	\$25.47	\$305.64	\$15.10	\$181.17	\$16.98	\$203.76	\$3.77	\$45.27
63800 Sign Maintenance	\$41.67	500.00	\$7.60	\$91.20	\$14.15	\$169.80	\$8.39	\$100.65	\$9.43	\$113.20	\$2.10	\$25.15
Total Maintenance	\$6,612.25	\$79,347.00	\$1,206.07	\$14,472.89	\$2,245.52	\$26,946.24	\$1,331.05	\$15,972.55	\$1,497.01	\$17,964.16	\$332.60	\$3,991.15
Pool/Clubhouse												
70350 Pool - Electric/Water	\$1,250.00	15,000.00	\$228.00	\$2,736.00	\$424.50	\$5,094.00	\$251.63	\$3,019.50	\$283.00	\$3,396.00	\$62.88	\$754.50
70400 Pool Service	\$575.00	6,900.00	\$104.88	\$1,258.56	\$195.27	\$2,343.24	\$115.75	\$1,388.97	\$130.18	\$1,562.16	\$28.92	\$347.07
70800 Pool Equipment Repair	\$166.67	2,000.00	\$30.40	\$364.80	\$56.60	\$679.20	\$33.55	\$402.60	\$37.73	\$452.80	\$8.38	\$100.60
71850 Bathroom - Supplies	\$41.67	500.00	\$7.60	\$91.20	\$14.15	\$169.80	\$8.39	\$100.65	\$9.43	\$113.20	\$2.10	\$25.15
72200 Pool Furniture	\$35.42	425.00	\$6.46	\$77.52	\$12.03	\$144.33	\$7.13	\$85.55	\$8.02	\$96.22	\$1.78	\$21.38
72600 Misc. Materials	\$25.00	300.00	\$4.56	\$54.72	\$8.49	\$101.88	\$5.03	\$60.39	\$5.66	\$67.92	\$1.26	\$15.09
72700 Pool Permit	\$42.11	505.35	\$7.68	\$92.18	\$14.30	\$171.62	\$8.48	\$101.73	\$9.53	\$114.41	\$2.12	\$25.42
Total Pool/Clubhouse	\$2,135.86	\$25,630.35	\$389.58	\$4,674.98	\$725.34	\$8,704.07	\$429.95	\$5,159.39	\$483.56	\$5,802.71	\$107.43	\$1,289.21

RAINTREE CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET
JANUARY 01, 2021 THROUGH DECEMBER 31, 2021

ASSESSMENTS: 159 UNITS AT \$237.00 PER MONTH

	ALL CONDOS		CONDO 1		CONDO 2		CONDO 3		CONDO 4		CONDO 5	
	MONTHLY	ANNUALLY	29 units MONTHLY	ANNUALLY	54 units MONTHLY	ANNUALLY	32 units MONTHLY	ANNUALLY	36 units MONTHLY	ANNUALLY	8 units MONTHLY	ANNUALLY
Administrative	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
80150 Storage	\$66.67	800.00	\$12.16	\$145.92	\$22.64	\$271.68	\$13.42	\$161.04	\$15.09	\$181.12	\$3.35	\$40.24
80400 Postage	\$58.33	700.00	\$10.64	\$127.68	\$19.81	\$237.72	\$11.74	\$140.91	\$13.21	\$158.48	\$2.93	\$35.21
80500 Office Supplies	\$95.00	1,140.00	\$17.33	\$207.94	\$32.26	\$387.14	\$19.12	\$229.48	\$21.51	\$258.10	\$4.78	\$57.34
80600 Copies/Faxes/Printing	\$55.00	660.00	\$10.03	\$120.38	\$18.68	\$224.14	\$11.07	\$132.86	\$12.45	\$149.42	\$2.77	\$33.20
80700 Portal Fee	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
81800 Income Tax	\$67.50	810.00	\$12.31	\$147.74	\$22.92	\$275.08	\$13.59	\$163.05	\$15.28	\$183.38	\$3.40	\$40.74
82300 Bank Coupons	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
82400 Bad Debt Allowance	\$5.10	61.25	\$0.93	\$11.17	\$1.73	\$20.80	\$1.03	\$12.33	\$1.16	\$13.87	\$0.26	\$3.08
83900 Annual Corporate Report	\$53.00	636.00	\$9.67	\$116.01	\$18.00	\$215.99	\$10.67	\$128.03	\$12.00	\$143.99	\$2.67	\$31.99
84000 Condo Division Fee	\$400.60	\$4,807.25	\$73.07	\$876.84	\$136.05	\$1,632.54	\$80.64	\$967.70	\$90.70	\$1,088.36	\$20.15	\$241.80
Total Administration												

Professional Services

85110 CPA	\$266.67	3,200.00	\$48.64	\$583.68	\$90.56	\$1,086.72	\$53.68	\$644.16	\$60.37	\$724.48	\$13.41	\$160.96
85120 Legal Expense - General	\$25.00	300.00	\$4.56	\$54.72	\$8.49	\$101.88	\$5.03	\$60.39	\$5.66	\$67.92	\$1.26	\$15.09
85130 Legal - Collection Fees	\$25.00	300.00	\$4.56	\$54.72	\$8.49	\$101.88	\$5.03	\$60.39	\$5.66	\$67.92	\$1.26	\$15.09
85140 Management Fee	\$2,427.60	29,131.20	\$442.79	\$5,313.53	\$824.41	\$9,892.96	\$488.68	\$5,864.11	\$549.61	\$6,595.30	\$122.11	\$1,465.30
85160 Workers Comp Ins	\$71.04	852.50	\$12.96	\$155.50	\$24.13	\$289.51	\$14.30	\$171.61	\$16.08	\$193.01	\$3.57	\$42.88
85170 Insur-Prop/Liab/DO/WC	\$8,578.86	107,946.30	\$1,564.78	\$18,777.41	\$2,913.38	\$34,960.56	\$1,726.92	\$20,723.09	\$1,942.25	\$23,307.04	\$431.52	\$5,178.20
Total Professional	\$11,394.17	\$136,730.00	\$2,078.30	\$24,939.55	\$3,869.46	\$46,433.51	\$2,293.65	\$27,523.75	\$2,579.64	\$30,955.67	\$573.13	\$6,877.52

Reserves:

91100 Reserve - Roof	\$4,221.42	50,657.00	\$769.99	\$9,239.84	\$1,433.59	\$17,203.12	\$849.77	\$10,197.25	\$955.73	\$11,468.74	\$212.34	\$2,548.05
91200 Reserve - Stucco	\$500.00	6,000.00	\$91.20	\$1,094.40	\$169.80	\$2,037.60	\$100.65	\$1,207.80	\$113.20	\$1,358.40	\$25.15	\$301.80
91300 Reserve - Paint & Repair	\$750.00	9,000.00	\$136.80	\$1,641.60	\$254.70	\$3,056.40	\$150.98	\$1,811.70	\$169.80	\$2,037.60	\$37.73	\$452.70
91400 Reserve - Plumbing	\$583.33	7,000.00	\$106.40	\$1,276.80	\$198.10	\$2,377.20	\$117.43	\$1,409.10	\$132.07	\$1,584.80	\$29.34	\$352.10
91500 Reserve - Roads	\$458.33	5,500.00	\$83.60	\$1,003.20	\$155.65	\$1,867.80	\$92.26	\$1,107.15	\$103.77	\$1,245.20	\$23.05	\$276.65
91900 Reserve - Pool	\$600.00	7,200.00	\$109.44	\$1,313.28	\$203.76	\$2,445.12	\$120.78	\$1,449.36	\$135.84	\$1,630.08	\$30.18	\$362.16
92000 Reserve - Landscaping	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
92050 Reserve - Irrigation	\$125.00	1,500.00	\$22.80	\$273.60	\$42.45	\$509.40	\$25.16	\$301.95	\$28.30	\$339.60	\$6.29	\$75.45
Total Reserves	\$7,238.08	86,857.00	\$1,320.23	\$15,842.72	\$2,458.05	\$29,496.64	\$1,457.03	\$17,484.31	\$1,638.70	\$19,664.42	\$364.08	\$4,368.91

TOTAL EXPENSES:

	\$37,683.00	\$452,196.00	\$6,873.38	\$82,480.55	\$12,797.15	\$153,565.76	\$7,585.59	\$91,027.06	\$8,531.43	\$102,377.17	\$1,895.45	\$22,745.46
CURRENT YR INCOME/(LOSS)	(\$0.00)	(\$0.00)	(\$0.38)	(\$4.55)	\$0.85	\$10.24	(\$1.59)	(\$19.06)	\$0.57	\$6.83	\$0.55	\$6.54

FOR YOUR INFORMATION: All budgeted expenses will be calculated by percentage per phase. The percentage has been established by the number of Condos in each Condo Phase Division. CONDO 1 - 29 = 18.24%; CONDO 2 - 54 = 33.96%; CONDO 3 - 32 = 20.13%; CONDO 4 - 36 = 22.64%; CONDO 5 - 8 = 5.03%; TOTAL = 159 = 100%.