

RAINTREE VILLAGE 2026 UNIT MONTHLY ASSESSMENT FEES
YOUR 2026 FEES WILL BE EFFECTIVE JANUARY 1, 2026

Unit	% Factor	2025 Fee	2026 Fee	Unit	% Factor	2025 Fee	2026 Fee
101	0.8189%	\$614	\$590	1305	1.0117%	\$746	\$714
102	0.8515%	\$637	\$611	1401	1.0141%	\$747	\$715
103	0.8539%	\$638	\$612	1402	0.8503%	\$636	\$610
104	0.8531%	\$638	\$612	1403	0.8565%	\$640	\$614
105	0.8492%	\$635	\$609	1404	0.8529%	\$638	\$612
106	0.7835%	\$590	\$567	1405	0.8534%	\$638	\$612
201	1.0216%	\$753	\$720	1406	1.0072%	\$743	\$711
202	0.8569%	\$640	\$614	1501	1.0091%	\$744	\$712
203	0.8570%	\$640	\$614	1502	1.0091%	\$744	\$712
204	0.8574%	\$641	\$614	1601	1.2513%	\$909	\$868
205	0.8609%	\$643	\$617	1602	1.2513%	\$909	\$868
206	1.0127%	\$746	\$715	1701	1.2513%	\$909	\$868
301	0.7851%	\$591	\$568	1702	1.2513%	\$909	\$868
302	0.8583%	\$641	\$615	1801	1.0100%	\$745	\$712
303	0.8589%	\$642	\$615	1802	0.8558%	\$639	\$613
304	0.8574%	\$641	\$614	1803	0.8554%	\$639	\$613
305	0.8577%	\$641	\$615	1804	0.8550%	\$639	\$613
306	0.7804%	\$588	\$565	1805	0.8555%	\$639	\$613
501	0.9314%	\$691	\$662	1806	1.0088%	\$744	\$712
502	0.9314%	\$691	\$662	1901	1.2513%	\$909	\$868
601	1.0098%	\$744	\$713	1902	1.2513%	\$909	\$868
602	0.8607%	\$643	\$617	2001	1.0114%	\$746	\$714
603	0.8583%	\$641	\$615	2002	0.7780%	\$586	\$563
604	0.8586%	\$641	\$615	2003	0.7771%	\$586	\$563
605	0.8568%	\$640	\$614	2004	0.7770%	\$586	\$563
606	0.7775%	\$586	\$563	2005	0.7781%	\$587	\$563
701	1.0096%	\$744	\$713	2006	1.0109%	\$745	\$713
702	0.8514%	\$636	\$611	2101	0.7788%	\$587	\$564
703	0.8559%	\$640	\$613	2102	0.8544%	\$639	\$613
704	0.8564%	\$640	\$614	2103	0.8559%	\$640	\$613
705	0.8562%	\$640	\$614	2104	0.8529%	\$638	\$612
706	1.0141%	\$747	\$715	2105	1.0075%	\$743	\$711
801	1.0092%	\$744	\$712	2201	1.0091%	\$744	\$712
802	0.8565%	\$640	\$614	2202	1.0091%	\$744	\$712
803	0.8567%	\$640	\$614	2301	0.7822%	\$589	\$566
804	0.8555%	\$639	\$613	2302	0.8540%	\$638	\$612
805	0.8560%	\$640	\$614	2303	0.8540%	\$638	\$612
806	1.0091%	\$744	\$712	2304	0.8540%	\$638	\$612
901	1.0091%	\$744	\$712	2305	0.8239%	\$618	\$593
902	1.0091%	\$744	\$712	2401	0.8690%	\$648	\$622
1001	1.0104%	\$745	\$713	2402	0.8690%	\$648	\$622
1002	0.8570%	\$640	\$614	2501	0.7808%	\$588	\$565
1003	0.8564%	\$640	\$614	2502	0.8565%	\$640	\$614
1004	1.0091%	\$744	\$712	2503	0.8542%	\$638	\$612
1101	1.0089%	\$744	\$712	2504	0.7732%	\$583	\$560
1102	0.7804%	\$588	\$565	2601	1.0134%	\$747	\$715
1103	0.7789%	\$587	\$564	2602	0.8626%	\$644	\$618
1104	0.7799%	\$588	\$565	2603	0.8609%	\$643	\$617
1105	1.0127%	\$746	\$715	2604	1.0207%	\$752	\$720
1201	1.0091%	\$744	\$712	2701	0.7771%	\$586	\$563
1202	1.0091%	\$744	\$712	2702	0.8579%	\$641	\$615
1301	1.0074%	\$743	\$711	2703	0.8536%	\$638	\$612
1302	0.7757%	\$585	\$562	2704	0.8536%	\$638	\$612
1303	0.7764%	\$585	\$562	2705	0.7762%	\$585	\$562
1304	0.7683%	\$580	\$557	2706	1.1361%	\$831	\$794

	RAINTREE VILLAGE RESERVE SCHEDULE										
	2026										
Statutory Items	Life	Due	Cost	2024	2025	2026	2027	2028	2029	2030	2031
Clubhouse - Carpet, Tile, Furniture	15	12	\$ 15,000								
Clubhouse - A/C - Air Handler -1	15	8	\$ 8,000								
Clubhouse - A/C - Air Handler -2	15	0	\$ 8,000					\$ 8,000			
Clubhouse - A/C - Condenser	15	0	\$ 15,000					\$ 15,000			
2110 - Total Clubhouse			\$ 46,000								
Building Painting	12										
2028 1/3 Building Painting	12	4	\$ 73,000						\$ 73,000		
2029 1/3 Building Painting	12	5	\$ 73,000							\$ 73,000	
2030 1/3 Building Painting	12	6	\$ 73,000								\$ 73,000
2010 - Total Building Painting			\$ 219,000								
Paving	\$ 25	\$ 23	\$ 175,283								
curb repairs	25	19	\$ 39,639								
Painting Sealcoat(*2)	10	0	\$ 15,525			\$ 15,525					
2020 - Total Paving / Sealing			\$ 230,447								
Pool - Interior Surface	10	1	\$ 23,000				\$ 23,000				
Pool - Gravity Tanks	20	10	\$ 20,000								
Pool - Heating (h. pump)	10	10	\$ 7,500								
Pool - Heating (solar)	12	5	\$ 15,000							15000	
Pool - Main Pump	5	5	\$ 1,300						3500		
2080 - Total Pool			\$ 66,800								
Roofing- Clubhouse(*3)	25	19	\$ 16,000								
Roofing- Shed (*3)	25	19	\$ 3,000								
Roofing - Unit Buildings	25	21	\$ 1,010,000								
(Note 1)											
2030 - Total Roofing Replacement			\$ 1,029,000								
Tree Trimming Major	3	0	\$ 12,000				\$ 12,000			\$ 12,000	
			\$ 12,000								
Total Expenditures			\$ 1,603,247								
Cash Balance From Prior Year						\$ 201,157	\$ 275,632	\$ 330,632	\$ 397,632	\$ 411,132	\$ 401,132
Less ExpendituresFor Year						\$ 15,525	\$ 35,000	\$ 23,000	\$ 76,500	\$ 100,000	\$ 73,000
Annual Contribution			\$ 87,770			\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
Cash Balance For Year						\$ 275,632	\$ 330,632	\$ 397,632	\$ 411,132	\$ 401,132	\$ 418,132

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
				\$ 15,525								
					\$ 23,000							
		\$ 20,000										
	\$ 7,500										\$ 7,500	
			\$ 7,500							15000		
	\$ 3,500						1300					1300
												\$ 16,000
												\$ 3,000
	\$ 12,000			\$ 12,000			\$ 12,000			\$ 12,000		
\$ 418,132	\$ 508,132	\$ 567,132	\$ 637,132	\$ 719,632	\$ 782,107	\$ 834,107	\$ 924,107	\$ 1,000,807	\$ 1,067,807	\$ 1,084,807	\$ 1,074,807	\$ 1,084,307
\$ -	\$ 31,000	\$ 20,000	\$ 7,500	\$ 27,525	\$ 38,000	\$ -	\$ 13,300	\$ 23,000	\$ 73,000	\$ 100,000	\$ 80,500	\$ 59,939
\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
\$ 508,132	\$ 567,132	\$ 637,132	\$ 719,632	\$ 782,107	\$ 834,107	\$ 924,107	\$ 1,000,807	\$ 1,067,807	\$ 1,084,807	\$ 1,074,807	\$ 1,084,307	\$ 1,114,368

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		
\$ 1,114,368	\$ 1,172,368	\$ 906,168	\$ 630,168	\$ 357,168	\$ 315,409
\$ 32,000	\$ 356,200	\$ 366,000	\$ 363,000	\$ 131,759	\$ -
\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
\$ 1,172,368	\$ 906,168	\$ 630,168	\$ 357,168	\$ 315,409	\$ 405,409