Rainberry Bay
Master Association, Inc.
Homes Association, Inc.
Villas Association, Inc.
2801 Rainberry Circle South, Delray Beach, Florida 33445

October 31st, 2025

Dear Rainberry Bay Owner:

Please find enclosed copies of the proposed 2026 Budget for the Rainberry Bay Master Association, and the proposed 2026 Rainberry Bay Villas Association budget or the Rainberry Bay Homes Association Inc., for your review.

Please be advised that the Annual Budget meeting has been scheduled for Wednesday, November 19, 2025, at 7:00 pm at the clubhouse and via Zoom.
https://us02web.zoom.us/webinar/register/WN_iyvXh9k9TKioWS_KTgNHug
At that time the Board of Directors of each Association will act and adopt the Annual Budgets for 2026. All residents are invited to attend.

If the draft Budget is approved as it is presented here, this will serve as your official copy. The following are the proposed 2026 quarterly increases and payment amounts:

Master Association Quarterly Payments	
2025	Proposed 2026 amount
$1304	**$1399 (increase of $95)**

Tier:	2025	2025 dues with Master	2026	2026 dues including Master
Patio	$469	$1773	$512	$1911
Single-Family	$537	$1841	$586	$1985
Riviera Drive	$605	$1909	$660	$2059
Without Dumpster	$422	$1726	$439	$1838
With Dumpster	$481	$1785	$498 with (dumpster $59.54 per quart.)	$1897

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If you are currently a participant in an electronic payment program, usually ACH/BillPay thru your bank, please alert your financial institution of the new quarterly amounts above, well before the payment is scheduled. If you use ClickPay, available on FirstService's website, the payment amount may need to be changed there as well, depending on your setting. (You can pay a fixed amount or specified amount.) Please confirm your autopay settings with Clickpay as well. (You can set for continuous autopay or autopay to run for a specified period).

The new payment is due to begin in January 2026 and is to be paid and processed by January 30th, 2026, to avoid late fees. Those not using electronic payments will receive a statement letter in the mail. Coupons will not be provided.

Kind regards,

Janet Ahlgren, Norma Koff, Rhona Campton
Treasurers
On behalf of the Rainberry Bay Board of Directors

2026
JAN
Feb
MARC
April
MAY
June
July
Aug
Sept
OCT
NOV
DEC

RAINBERRY BAY VILLAS ASSOCIATION
PROPOSED 2026 BUDGET

Description	2025 BUDGET	PROPOSED 2026 BUDGET
**REVENUE		
Owner Assessments	147,771	169,181
Reserve Income	420,000	420,000
Special Assessment Fees	0	0
Master Assessments	1,752,576	1,880,256
Returned Check Fees	0	0
Late Fee Interest	0	0
Reserve Interest	0	0
Administrative Fee- - Reminder Letter	0	0
Administrative Fee- - Demand Letter	0	0
Administrative Fee- - ATP	0	0
Trash Pickup	46,944	47,633
**TOTAL REVENUE	2,367,291	2,517,070
EXPENSES		
**ADMINISTRATIVE		
Accounting Fees	4,700	4,700
Master Assessments	1,752,576	1,880,256
Bad Debts	12,000	40,642
Bank Charges	0	650
Legal Fees	6,500	4,500
Corporate Annual Rep	62	62
Administrative Collection Fee	5,000	5,700
**TOTAL ADMINISTRATIVE	1,780,838	1,936,510
**PROPERTY INSURANCE		
Multiperil Insurance	12,000	12,000
Workers Comp Ins.	509	503
**TOTAL PROPERTY INSURANCE	12,509	12,503
**CONTRACTS		
Pest Control	2,500	6,624
Trash Removal	46,944	47,633
**TOTAL CONTRACTS	49,444	54,257
**REPAIRS/MAINTENANCE		
R&M-General	10,000	10,000
R&M-Roof	50,000	25,000

Fascia	5,000	3,000
R&M-Roof Cleaning	2,500	4,800
R&M-Fence	15,000	15,000
Landscaping Extras	0	15,000
R&M-Walkways	12,000	15,000
Pest Control	0	3,000
Contingency	10,000	3,000
**TOTAL REPAIRS/MAINTENANCE	104,500	93,800
**RESERVE TRANSFERS		
Reserve Transfers	420,000	420,000
**TOTAL RESERVE TRANSFERS	420,000	420,000
**TOTAL EXPENSES	2,367,291	2,517,070

RAINBERRY BAY MASTER ASSOCIATION

PROPOSED 2026 BUDGET

Description	2025 BUDGET	PROPOSED 2026 BUDGET
**REVENUE		
Owner Assessments	4,349,616	4,607,000
Reserve Income	350,000	435,000
Application Fees	0	0
Key Fob Income	0	0
Auto Decals	0	0
Clubhouse Fee	0	0
Comcast Rebate	0	0
**TOTAL REVENUE	4,699,616	5,042,000
EXPENSES		
**ADMINISTRATIVE		
Accounting Fees	5,700	5,700
Bank Charges	0	0
Legal Fees	11,662	12,000
License, Taxes, Permit	5,815	19,000
Transmitter Expense	1,309	3,660
Office Supplies	6,425	7,000
Printing and Postage	5,966	6,000
Screening Fees	4,655	4,600
Miscellaneous	0	500
Holiday Lighting	9,500	9,435
**TOTAL ADMINISTRATIVE	51,032	67,895
**PROPERTY INSURANCE		
Multiperil Insurance	373,750	426,195
Workers Comp Ins.	1,200	917
**TOTAL PROPERTY INSURANCE	374,950	427,112
**UTILITIES		
Electricity	228,524	235,000
Water & Sewer	27,144	28,500
Telephone	12,840	14,575
**TOTAL UTILITIES	268,508	278,075
**CONTRACTS		
Cable Television	927,920	977,978
Fire Alarm System	3,155	3,485
Gate Maint Contract	2,500	3,600

Generator	0	665
HVAC System	6,075	6,000
Tree Trimming	70,000	108,150
Lake Maintenance	2,472	2,568
Lawn & Irrigation	1,057,247	1,122,585
Irrig & Pump Prev Maint.	5,460	5,460
Management Services	759,828	822,000
White Fly Treatment	35,897	0
Rodent Control	476	1,260
Animal Control	7,500	3,600
Pest Control Homes	63,000	63,000
Grounds Pest Control	29,100	0
Pool/Spa Contract	57,000	60,856
Tennis- Tennis Maintenance	67,059	73,000
Security Services	302,271	327,176
Fitness Equipment Maintenance	1,920	2,375
Trash Removal	21,295	22,360
**TOTAL CONTRACTS	3,420,175	3,606,118
**REPAIRS/MAINTENANCE		
R&M-Air Conditioning	0	8,000
R&M-Building	46,000	32,500
R&M-Electrical	0	8,000
R&M Equipment- Fire Alarm/Sprinkl Maint	3,500	3,500
R&M Equipment- Irrigation	56,920	65,000
Gate Maintenance	13,679	10,000
R&M-Plumbing	0	3,000
R&M-Pool Supplies / Repairs	34,680	45,000
Library Expenses	3,000	2,500
Theatre Repair/Maint Supplies	2,500	1,000
Audio Visual/Stage Equipment	2,500	500
Security Cameras/SW	2,500	1,000
R&M-Tennis Courts	10,000	10,000
R&M-Signage	0	2,000
Landscaping Extras	15,000	12,000
Tree Removal	33,000	8,000
Hurricane Clean-up	5,000	5,000
R&M-Walkways	0	5,000
Fitness Center- R&M Equipment	0	1,000
Contingency	3,872	2,000
**TOTAL REPAIRS/MAINTENANCE	232,151	225,000

**RECREATION CENTER		
Recreation Center- Pickleball Supplies/Maint	2,500	2,500
Recreation Center- Shuffleboard Courts	300	300
**TOTAL RECREATION CENTER	2,800	2,800
**RESERVE TRANSFERS		
Reserve Transfers	350,000	435,000
**TOTAL RESERVE TRANSFERS	350,000	435,000
**TOTAL EXPENSES	4,699,616	5,042,000