

RAVENS LANDING HOMEOWNERS' ASSOCIATION, INC.

2025 Estimated Budget

For the period of 1-1-25 through 12-31-25

Based on 35 Homes

Expenses	Common Expenses			
	Annual		Month	
Administration				
Copies/Postage/Admin Fees	\$	250.00	\$	20.83
Insurance	\$	6,000.00	\$	500.00
Corporate Fees	\$	62.00	\$	5.17
Professional Services				
Management	\$	10,200.00	\$	850.00
Legal	\$	500.00	\$	41.67
Accounting	\$	350.00	\$	29.17
Grounds Maintenance				
Lawn Care	\$	12,000.00	\$	1,000.00
Lawn Fertilization & Pest Control	\$	1,500.00	\$	125.00
Tree/Plant Replace/Enhance	\$	500.00	\$	41.67
Mulch	\$	1,000.00	\$	83.33
Entrance Flowers	\$	150.00	\$	12.50
Tree Trimming	\$	2,200.00	\$	183.33
Sprinkler Maintenance	\$	1,000.00	\$	83.33
Lake Maintenance	\$	1,200.00	\$	100.00
Entrance Gate Maint.	\$	1,000.00	\$	83.33
Repairs & Maintenance/Contract Labor	\$	3,500.00	\$	291.67
Contingency	\$	1,000.00	\$	83.33
Utilities				
Electric, Street Lights	\$	6,000.00	\$	500.00
Electric, Entrance Gates/Common Area	\$	500.00	\$	41.67
Phone, Entrance Gates	\$	600.00	\$	50.00
Reserve Fund	\$	-	\$	-
Totals	\$	49,512.00	\$	4,126.00
Common Area Per Lot	\$	1,414.63	\$	117.89

Total Per Improved Lot Monthly	\$118
Total Per Improved Lot Quarterly	\$354
Total Per Improved Lot Annual	\$1,415

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THIS BUDGET DOES NOT ACCOUNT FOR ANY RESERVES OR THE RAISE AND HOLD OF LONG TERM CAPITAL FOR FUTURE ASSOCIATION NEEDS. FUTURE BOARDS MAY REVIEW AND ADD THIS CATEGORY TO THE BUDGET WHICH WILL RESULT IN AN INCREASE IN OVERALL DUES.