

Excerpt from the All In Assessment Ballot Item for September 2024

Replaces Current 5% Assessment Increase Plan

<u>Monthly Fee *</u>	<u>Description</u>	<u>Count</u>	<u>Annual Income</u>
<b><u>LOTS</u></b>			
\$50	up to 2 total lots without residence	1379	\$827,400
\$125	3 total lots without residence	6	\$9,000
\$150	more than 3 total lots without residence	9	\$16,200
<b><u>RESIDENCES</u></b>			
\$100	up to 2 total lots including a residence	688	\$825,600
\$125	up to 3 total lots including a residence	41	\$61,500
\$150	more than 3 total lots including a residence	37	\$66,600
<b><u>FOREST LOTS</u></b>			
\$100	up to 2 total lots without a residence	18	\$21,600
<b><u>FOREST RESIDENCES</u></b>			
\$150	up to 2 total lots including a residence	17	\$30,600
<b><u>CONDOS</u></b>			
\$25	condo	19	\$5,700
<b>Totals</b>		<u>2214</u>	<u>\$1,864,200</u>

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- The definition of a lot is based on how Raintree Plantation POA recognizes lots per the original development plot maps.
- The assessment covers all lots owned by the owner under a common name on the deeds, up to 8 lots. Multiple residences in a common deed name are assessed per residence.

Lots that are not commonly named on the deed represent a separate vote and thus a separate assessment.

The all-in assessment will address:

- road replacement and maintenance
- bio-dredging for all four lakes
- improved security
- no charges for stickers (documents will continue to apply)
- no charges for the Pavilion rental (deposit will continue to apply)
- construction bonds will be fully refunded, upon satisfactory completion of the project per the ACC approved plans, without any administrative fees, except for new home construction, seawalls and boat houses
- enhanced online tools for property owners will be available

The new revenues will be spent per the five-year financial plan, assuming adequate assessment payments are collected.

Lakes 5% of collected revenues. Minimum \$96,000.

Security 6% of collected revenues. Minimum \$115,000.

Roads 21% of collected revenues. Minimum \$400,000.

Roads will be the single largest expense and as a result the catch all category for any fluctuation in price index, uncollected revenue and collection costs.

The POA Board must spend the funds in accordance with the five-year plan. The POA Board does not have the authority to fund the above items at less than the minimum in any given year.

The POA Board has the authority to lower the assessment from year to year if the prior calendar year ending bank checking balance exceeds \$1,000,000 with all known future projects completed.

Except for these adjustments, no assessment shall be made unless it shall be approved by a majority vote of the lot owners.