

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account
 January 2026

	Jan 26	Budget
Ordinary Income/Expense		
Income		
Maintenance Fee		
Maintenance Fees-1250 sq ft	5,597.14	10,800.00
Maintenance Fees-1450 sq ft	19,527.02	32,364.00
Maintenance Fees-1550 sq ft	2,232.00	6,696.00
Maintenance Fees-1725 sq ft	1,764.00	1,242.00
Maintenance Fees-1850 sq ft	9,207.00	13,320.00
Other Income		
Late fees for unpaid dues	15.62	
Total Other Income	15.62	
Total Maintenance Fee	38,342.78	64,422.00
Total Income	38,342.78	64,422.00
Gross Profit	38,342.78	64,422.00
Expense		
Administrative		
Accounting & Tax Fees	0.00	0.00
Activities	0.00	0.00
Communications	0.00	10.00
Filing Fees	0.00	0.00
Insurance	1,267.00	3,000.00
Legal fees	0.00	0.00
Management fees	565.00	565.00
Printing/Supplies/Postage	0.00	125.00
Taxes Fed & State	0.14	
Website	0.00	0.00
Total Administrative	1,832.14	3,700.00
Lawn Care Maintenance		
Core Aeration	0.00	0.00
Fertilization	0.00	0.00
Irrigation	0.00	0.00
Leaf Clean up	0.00	0.00
Monument Landscape	0.00	0.00
Mowing	0.00	0.00
Mulch	0.00	0.00
Open/Close Irrigation/Backflow	0.00	0.00
Shrub Trimming	0.00	0.00
Snow Removal	0.00	6,000.00
Tree Trimming/Uplift/Removal	0.00	0.00
Tree/Shrub Replacement	0.00	0.00
Verticut	0.00	0.00
Total Lawn Care Maintenance	0.00	6,000.00
Repairs & Maintenance		
Building Repairs	0.00	0.00
Gutter/Downspout Cleaning	0.00	0.00
Total Repairs & Maintenance	0.00	0.00
Utilities		
Trash	2,481.04	2,500.00
Water	20.52	20.00
Total Utilities	2,501.56	2,520.00
Total Expense	4,333.70	12,220.00
Net Ordinary Income	34,009.08	52,202.00
Net Income	34,009.08	52,202.00

Raintree Villa's Homeowners Association
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	24,279.84
ARVESTCD3749	64,087.30
Operating Account	51,475.97
Total Checking/Savings	<u>139,843.11</u>
Total Current Assets	<u>139,843.11</u>
TOTAL ASSETS	<u><u>139,843.11</u></u>
LIABILITIES & EQUITY	0.00