### Raintree Villa's Homeowners Association Profit & Loss Budget vs. Actual Operating Account August 2025

Continuary Income/Expense   Income   Maintenance Fee   Maintenance Fee   Maintenance Fee   Maintenance Fees   1500 sq ft   4,310,99   0.00		Aug 25	Budget
Inicome	Ordinary Income/Expense	1	
Maintenance Fees-1450 sq ft Maintenance Fees-1450 sq ft 1,787.86         0.00 Maintenance Fees-1450 sq ft 1,023.00         0.00 Maintenance Fees-1450 sq ft 1,023.00         0.00 Maintenance Fees-1850 sq ft 1,023.00         0.00 Maintenance Fees 1,500 Maintenance Fee 1,500         0.00           Total Other Income         5.00         0.00         0.00           Total Income         9,462.85         0.00         0.00           Gross Profit         9,462.85         0.00         0.00           Expense         Activities         0.00         0.00           Accounting & Tax Fees         0.00         0.00         0.00           Activities         0.00         0.00         0.00           Bank Sarvice Charges         0.00         0.00         0.00           Filling Fees         0.00         0.00         0.00           Filling Fees         0.00         0.00         0.00           Insurance         0.00         0.00         0.00           Management fees         565.00         0.00         0.00           Printing/Supplies/Postage         0.00         0.00         0.00           Website         0.00         0.00 <th>· · · · · · · · · · · · · · · · · · ·</th> <th></th> <th></th>	· · · · · · · · · · · · · · · · · · ·		
Maintenance Fees-1450 sq ft         4,310.99         0.00           Maintenance Fees-1550 sq ft         0.00         0.00           Maintenance Fees-1725 sq ft         0.00         0.00           Other Income         5.00           Total Other Income         5.00         0.00           Total Maintenance Fee         9,462.85         0.00           Total Income         9,462.85         0.00           Gross Profit         9,462.85         0.00           Expense         Administrative         0.00           Accounting & Tax Fees         0.00         0.00           Activities         0.00         0.00           Bank Service Charges         8.00         0.00           Bank Service Charges         8.00         0.00           Communications         0.00         0.00           Illing Fees         0.00         0.00           Insurance         0.00         0.00           Legal fees         50.00         0.00           Management fees         565.00         0.00           Management fees         565.00         0.00           Printing/Supplies/Postage         0.00         0.00           Vebsite         0.00         0.00			
Maintenance Fees-1580 sq ft         1,023,00         0.00           Maintenance Fees-1725 sq ft         0.00         0.00           Maintenance Fees-1850 sq ft         2,336,00         0.00           Credit Card Service Fee         5.00         5.00           Total Other Income         5.00         0.00           Total Income         9,462,85         0.00           Gross Profit         9,462,85         0.00           Expense         Administrative         0.00         0.00           Accounting & Tax Fees         0.00         0.00           Activities         0.00         0.00           Bank Service Charges         0.00         0.00           6 Communications         0.00         0.00           Filling Fees         0.00         0.00           1 Issurance         0.00         0.00           Legal fees         50.00         0.00           Management fees         565.00         0.00           Printing/Supplies/Postage         0.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         623.00         0.00           Irrigat		•	
Maintenance Fees-1850 sq ft Maintenance Fees-1850 sq ft 2,336.00         0.00 One of the proper of the property of the propert	•	•	
Maintenance Fees-1850 sq ft Other Income Credit Card Service Fee         5.00           Total Other Income         5.00           Total Maintenance Fee         9,462.85         0.00           Total Income         9,462.85         0.00           Gross Profit         9,462.85         0.00           Expense         Service Charges         0.00         0.00           Activities         0.00         0.00           Bank Service Charges         8.00         0.00           Communications         0.00         0.00           Insurance         0.00         0.00           Legal fees         50.00         0.00           Management fees         565.00         0.00           Management fees         565.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         623.00         0.00           Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Monument Landscape         0.00         0.00           Mowing         7,660.00         0.00           Mouling         7,660.00         0.00		·	
Other Income Credit Card Service Fee         5.00           Total Other Income         5.00           Total Maintenance Fee         9,462.85         0.00           Total Income         9,462.85         0.00           Gross Profit         9,462.85         0.00           Expense Administrative Accounting & Tax Fees         0.00         0.00           Activities         0.00         0.00           Bank Service Charges         8.00         0.00           Communications         0.00         0.00           Filing Fees         0.00         0.00           Insurance         0.00         0.00           Legal fees         56.00         0.00           Management fees         565.00         0.00           Printing/Supplies/Postage         0.00         0.00           Printing/Supplies/Postage         0.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         623.00         0.00           Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Irrigation         2,375.38         0.00 <th>· · · · · · · · · · · · · · · · · · ·</th> <th></th> <th></th>	· · · · · · · · · · · · · · · · · · ·		
Total Other Income   5.00	•	2,330.00	0.00
Total Maintenance   9,462.85   0.00		5.00	
Total Income   9,462.85   0.00	Total Other Income	5.00	
Expense	Total Maintenance Fee	9,462.85	0.00
Expense	Total Income	9,462.85	0.00
Administrative	Gross Profit	9,462.85	0.00
Accounting & Tax Fees         0.00         0.00           Activities         0.00         0.00           Bank Service Charges         8.00         0.00           Communications         0.00         0.00           Filling Fees         0.00         0.00           Insurance         0.00         0.00           Legal fees         565.00         0.00           Management fees         565.00         0.00           Printing/Supplies/Postage         0.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         623.00         0.00           Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Irrigation         2,375.36         0.00           Irrigation         2,375.36         0.00           Mowing         7,660.00         0.00           Mowing         7,660.00         0.00           Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Sho			
Activities 0.00 0.00 Bank Service Charges 8.00 0.00 Communications 0.000 0.00 Filing Fees 0.000 0.00 Insurance 0.000 0.00 Legal fees 50.00 0.00 Management fees 565.00 0.00 Printing/Supplies/Postage 0.000 0.00 Website 0.000 0.00  Total Administrative 623.00 0.00  Lawn Care Maintenance Core Aeration 0.00 0.00 Irrigation 2,375.36 0.00 Irrigation 2,375.36 0.00 Irrigation 2,375.36 0.00 Moving 7,660.00 0.00 Moving 7,660.00 0.00 Moving 7,660.00 0.00 Mulch 0.00 0.00 Mulch 0.00 0.00 Shrub Trimming 3,080.00 0.00 Shrub Trimming 3,080.00 0.00 Shrub Trimming 3,080.00 0.00 Tree Trimming/Uplift/Removal 86.00 0.00 Tree/Shrub Replacement 0.00 0.00 Total Lawn Care Maintenance 13,201.36 0.00  Repairs & Maintenance Building Repairs 0.00 0.00 Monument Repairs 0.00 0.00 Monument Repairs 0.00 0.00 Monument Repairs 0.00 0.00 Total Repairs 8 Maintenance 12,475.00 0.00 Power Washing 0.00 0.00 Total Repairs & Maintenance 12,475.00 0.00 Utilities Trash 2,481.04 0.00 Water 0.00 0.00 Total Utilities 2,481.04 0.00 Water 0.00 0.00		2.22	0.00
Bank Service Charges   8.00   0.00   Communications   0.00   Communications   0.00   0.00			
Communications   0.00   0.00   Filing Fees   0.00			•
Filing Fees   0.00   0.00   0.00   1   1   1   1   1   1   1   1   1			
Insurance			
Legal fees         50.00         0.00           Management fees         565.00         0.00           Printing/Supplies/Postage         0.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         0.00         0.00           Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Irrigation         2,375.36         0.00           Leaf Clean up         0.00         0.00           Monument Landscape         0.00         0.00           Moving         7,660.00         0.00           Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Snow Removal         0.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         12,475.00         0.00           Gutter/Downspout Cleaning         0.00         0	<del>-</del>		
Management fees         566.00         0.00           Printing/Supplies/Postage         0.00         0.00           Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         0.00         0.00           Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Irrigation         2,375.36         0.00           Leaf Clean up         0.00         0.00           Monument Landscape         0.00         0.00           Mowing         7,660.00         0.00           Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Shrub Trimming/Uplift/Removal         86.00         0.00           Tree Trimming/Uplift/Removal         86.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         13,201.36         0.00           Repairs & Maintenance		50.00	0.00
Website         0.00         0.00           Total Administrative         623.00         0.00           Lawn Care Maintenance         0.00         0.00           Core Aeration         0.00         0.00           Fertilization         2,375.36         0.00           Leaf Clean up         0.00         0.00           Monument Landscape         0.00         0.00           Mowing         7,660.00         0.00           Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Shrwb Removal         0.00         0.00           Tree Trimming/Uplift/Removal         86.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         13,201.36         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance		565.00	0.00
Total Administrative   623.00   0.00	Printing/Supplies/Postage		
Lawn Care Maintenance	Website	0.00	0.00
Core Aeration         0.00         0.00           Fertilization         0.00         0.00           Irrigation         2,375.36         0.00           Leaf Clean up         0.00         0.00           Monument Landscape         0.00         0.00           Mowing         7,660.00         0.00           Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Shrub Trimming         3,080.00         0.00           Snow Removal         0.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         13,201.36         0.00           Repairs & Maintenance         0.00         0.00           Monument Repairs         0.00         0.00           Monument Repairs         0.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04	Total Administrative	623.00	0.00
Fertilization   0.00   0.00     Irrigation   2,375.36   0.00     Leaf Clean up   0.00   0.00     Monument Landscape   0.00   0.00     Mowing   7,660.00   0.00     Mulch   0.00   0.00     Open/Close Irrigation/Backflow   0.00   0.00     Shrub Trimming   3,080.00   0.00     Snow Removal   0.00   0.00     Tree Trimming/Uplift/Removal   86.00   0.00     Tree/Shrub Replacement   0.00   0.00     Verticut   0.00   0.00     Total Lawn Care Maintenance   13,201.36   0.00     Repairs & Maintenance   13,201.36   0.00     Gutter/Downspout Cleaning   0.00   0.00     Monument Repairs   0.00   0.00     Painting   12,475.00   0.00     Power Washing   0.00   0.00     Total Repairs & Maintenance   12,475.00   0.00     Total Vilities   2,481.04   0.00     Total Utilities   2,481.04   0.00     Total Utilities   2,481.04   0.00     Total Utilities   2,481.04   0.00	Lawn Care Maintenance		
Irrigation	Core Aeration		
Leaf Clean up			
Monument Landscape   0.00   0.00   Mowing   7,660.00   0.00   0.00   Mulch   0.00			
Mowing   7,660.00   0.00   Mulch   0.00   0.00   0.00   Open/Close Irrigation/Backflow   0.00   0.00   0.00   Open/Close Irrigation/Backflow   0.00   Ope			
Mulch         0.00         0.00           Open/Close Irrigation/Backflow         0.00         0.00           Shrub Trimming         3,080.00         0.00           Snow Removal         0.00         0.00           Tree Trimming/Uplift/Removal         86.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         0.00         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00	•		
Open/Close   Irrigation/Backflow   0.00	<del>_</del>	•	
Shrub Trimming         3,080.00         0.00           Snow Removal         0.00         0.00           Tree Trimming/Uplift/Removal         86.00         0.00           Tree/Shrub Replacement         0.00         0.00           Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         0.00         0.00           Building Repairs         0.00         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Trash         2,481.04         0.00           Water         0.00         0.00			
Snow Removal Tree Trimming/Uplift/Removal         0.00 0 0.00 0.00           Tree/Shrub Replacement Verticut         0.00 0.00 0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance Building Repairs Gutter/Downspout Cleaning O.00 0.00 Monument Repairs O.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		3,080.00	0.00
Tree/Shrub Replacement Verticut         0.00 0.00         0.00 0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance Building Repairs 0.00 Gutter/Downspout Cleaning 0.00 0.00 0.00 Monument Repairs 0.00 0.00 0.00 Painting 12,475.00 0.00 0.00 Power Washing 0.00 0.00         12,475.00 0.00 0.00 0.00           Total Repairs & Maintenance 12,475.00 0.00 Utilities Trash 0.00 Water 0.00 0.00 0.00         2,481.04 0.00 0.00 0.00           Total Utilities 2,481.04 0.00 0.00         0.00 0.00		0.00	0.00
Verticut         0.00         0.00           Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         0.00         0.00           Building Repairs         0.00         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00           Total Utilities         2,481.04         0.00	Tree Trimming/Uplift/Removal	86.00	0.00
Total Lawn Care Maintenance         13,201.36         0.00           Repairs & Maintenance         0.00         0.00           Building Repairs         0.00         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00			
Repairs & Maintenance   Building Repairs   0.00	•		
Building Repairs         0.00         0.00           Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00		13,201.30	0.00
Gutter/Downspout Cleaning         0.00         0.00           Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00		0.00	0.00
Monument Repairs         0.00         0.00           Painting         12,475.00         0.00           Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00			
Painting Power Washing         12,475.00 0.00 0.00         0.00 0.00           Total Repairs & Maintenance         12,475.00 0.00         0.00           Utilities Trash Water 0.00 Water 0.00         2,481.04 0.00 0.00         0.00           Total Utilities 2,481.04 0.00         0.00         0.00			
Power Washing         0.00         0.00           Total Repairs & Maintenance         12,475.00         0.00           Utilities         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00			0.00
Utilities           Trash         2,481.04         0.00           Water         0.00         0.00           Total Utilities         2,481.04         0.00		0.00	0.00
Trash Water         2,481.04 0.00 0.00           Total Utilities         2,481.04 0.00	Total Repairs & Maintenance	12,475.00	0.00
Water         0.00         0.00           Total Utilities         2,481.04         0.00	Utilities		
Total Utilities 2,481.04 0.00	Trash	·	
Total dunities	Water	0.00	0.00
Total Expense         28,780.40         0.00	Total Utilities	2,481.04	0.00
	Total Expense	28,780.40	0.00

# Raintree Villa's Homeowners Association Profit & Loss Budget vs. Actual Operating Account August 2025

-19,317.55	0.00
-19,317.55	0.00
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#### **Raintree Villa's Homeowners Association** Profit & Loss Budget vs. Actual Operating Account YTD January through August 2025

_	Jan - Aug 25	Budget
Ordinary Income/Expense		
Income		
Fee Income Reduction	2 224 20	
Income Reduction Fee overpymt	-2,334.20 -1,044.00	
Pymt to owner for fees overage	-1,044.00	
Total Fee Income Reduction	-3,378.20	
Maintenance Fee		
Maintenance Fees-1250 sq ft	28,403.81	39,600.00
Maintenance Fees-1450 sq ft	83,755.74	118,668.00
Maintenance Fees-1550 sq ft	16,926.00	24,552.00
Maintenance Fees-1725 sq ft	4,444.50	4,554.00
Maintenance Fees-1850 sq ft	33,652.00	48,840.00
Other Income Credit Card Service Fee	5.00	
Late fees for unpaid dues	89.49	
Overpaid Dues	348.00	
RLPOA dues from title company	2,334.20	
Total Other Income	2,776.69	
-		226 214 00
Total Maintenance Fee	169,958.74	236,214.00
Total Income	166,580.54	236,214.00
Gross Profit	166,580.54	236,214.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Bank Service Charges	38.00	50.00 120.00
Communications	0.00 10.00	500.00
Filing Fees Insurance	1,020.00	1,150.00
Legal fees	50.00	3,000.00
Management fees	4,520.00	6,780.00
Printing/Supplies/Postage	205.74	500.00
Website	348.00	350.00
Total Administrative	6,516.74	13,075.00
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	8,352.00	14,800.00
Irrigation	13,714.51	14,000.00
Leaf Clean up	0.00	5,000.00
Monument Landscape	60.20	100.00
Mowing	32,555.00	59,365.00 3,500.00
Mulch	3,968.00 1,980.00	7,260.00
Open/Close Irrigation/Backflow Shrub Trimming	3,080.00	5,000.00
Snow Removal	13,130.00	8,000.00
Tree Trimming/Uplift/Removal	21,621.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
Total Lawn Care Maintenance	98,460.71	152,025.00
Overpayment of dues	-348.00	
Repairs & Maintenance		
Building Repairs	0.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Monument Repairs	0.00	250.00
But after a	14,300.00	16,500.00
Painting	1,750.00	2,250.00

#### **Raintree Villa's Homeowners Association** Profit & Loss Budget vs. Actual Operating Account YTD January through August 2025

	Jan - Aug 25	Budget
Total Repairs & Maintenance	16,050.00	31,500.00
Utilities Trash Water	19,714.25 588.51	30,550.00 4,000.00
Total Utilities	20,302.76	34,550.00
Total Expense	140,982.21	231,150.00
Net Ordinary Income	25,598.33	5,064.00
Net Income	25,598.33	5,064.00

## Raintree Villa's Homeowners Association Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	23,807.23
ARVEST-MM3540	2,629.54
ARVESTCD3749	63,347.06
Operating Account	25,018.74
Total Checking/Savings	114,802.57
Total Current Assets	114,802.57
TOTAL ASSETS	114,802.57
LIABILITIES & EQUITY	0.00