

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

	Aug 25	Budget
Ordinary Income/Expense		
Income		
Maintenance Fee		
Maintenance Fees-1250 sq ft	1,787.86	0.00
Maintenance Fees-1450 sq ft	4,310.99	0.00
Maintenance Fees-1550 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
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	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		
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
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		
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		
Trash	2,481.04	0.00
Water	0.00	0.00
Total Utilities	2,481.04	0.00
Total Expense	28,780.40	0.00

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	<u>Aug 25</u>	<u>Budget</u>
Net Ordinary Income	<u>-19,317.55</u>	<u>0.00</u>
Net Income	<u><u>-19,317.55</u></u>	<u><u>0.00</u></u>

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		
Income Reduction Fee overpymt	-2,334.20	
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	
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
Communications	0.00	120.00
Filing Fees	10.00	500.00
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
Mulch	3,968.00	3,500.00
Open/Close Irrigation/Backflow	1,980.00	7,260.00
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
Painting	14,300.00	16,500.00
Power Washing	1,750.00	2,250.00

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 January through August 2025

	Jan - Aug 25	Budget
Total Repairs & Maintenance	16,050.00	31,500.00
Utilities		
Trash	19,714.25	30,550.00
Water	588.51	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