

**Raintree Villa's Homeowners Association**  
**Profit & Loss Operating Current Month**  
**October 2023**

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	Oct 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	4,848.35
Maintenance Fees-1450 sq ft	16,240.00
Maintenance Fees-1550 sq ft	2,728.00
Maintenance Fees-1725 sq ft	414.00
Maintenance Fees-1850 sq ft	4,812.00
	29,042.35
<b>Total Maintenance Fee</b>	29,042.35
<b>Total Income</b>	29,042.35
<b>Gross Profit</b>	29,042.35
<b>Expense</b>	
<b>Administrative</b>	
Communications	50.00
Legal fees	100.00
Management fees	565.00
Printing/Supplies/Postage	76.50
Website	20.00
	811.50
<b>Total Administrative</b>	811.50
<b>Lawn Care Maintenance</b>	
Irrigation	1,521.28
Mowing	7,440.00
	8,961.28
<b>Total Lawn Care Maintenance</b>	8,961.28
<b>Repairs &amp; Maintenance</b>	
Painting	15,120.00
Power Washing	2,400.00
	17,520.00
<b>Total Repairs &amp; Maintenance</b>	17,520.00
<b>Utilities</b>	
Trash	2,185.25
Water	434.38
	2,619.63
<b>Total Utilities</b>	2,619.63
<b>Total Expense</b>	29,912.41
<b>Net Ordinary Income</b>	-870.06
<b>Net Income</b>	-870.06

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

	Jan - Oct 23	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Maintenance Fee</b>		
Maintenance Fees-1250 sq ft	27,076.35	28,800.00
Maintenance Fees-1450 sq ft	80,968.00	86,304.00
Maintenance Fees-1550 sq ft	15,624.00	17,856.00
Maintenance Fees-1725 sq ft	2,898.00	3,312.00
Maintenance Fees-1850 sq ft	32,436.00	35,520.00
<b>Total Maintenance Fee</b>	159,002.35	171,792.00
<b>Other Income</b>		
Credit Card Service Fee	13.00	
<b>Total Other Income</b>	13.00	
<b>Overpayment on Insurance</b>	101.00	
<b>Transfer from Mazuma CD</b>	1.00	
<b>Total Income</b>	159,117.35	171,792.00
<b>Gross Profit</b>	159,117.35	171,792.00
<b>Expense</b>		
<b>Administrative</b>		
Accounting & Tax Fees	325.00	4,825.00
Activities	0.00	300.00
Bank Service Charges	30.47	50.00
Communications	163.34	200.00
Filing Fees	0.00	100.00
Insurance	946.00	950.00
Legal fees	1,000.00	1,000.00
Management fees	5,650.00	6,780.00
Printing/Supplies/Postage	364.83	200.00
Safety Deposit Box	0.00	25.00
Website	284.00	300.00
<b>Total Administrative</b>	8,763.64	14,730.00
<b>Lawn Care Maintenance</b>		
Core Aeration	0.00	3,000.00
Fertilization	13,456.00	15,000.00
Irrigation	8,656.29	15,000.00
Leaf Clean up	1,915.00	6,000.00
Monument Maintenance	1,936.19	1,800.00
Mowing	48,360.00	59,365.00
Mulch	5,025.00	5,000.00
Open/Close Irrigation/Backflow	6,600.00	7,260.00
Shrub Trimming	4,800.00	5,000.00
Snow Removal	0.00	8,000.00
Tree Trimming/Uplift/Removal	15,425.00	12,000.00
<b>Tree/Shrub Replacement</b>	5,244.19	8,000.00
<b>Total Lawn Care Maintenance</b>	111,417.67	145,425.00
<b>Overpayment of dues</b>	1,000.00	
<b>Repairs &amp; Maintenance</b>		
Bldg, gutters, roof repairs	390.00	4,000.00
Gutter/Downspout Cleaning	715.00	8,500.00
Painting	15,120.00	
Power Washing	2,400.00	
<b>Total Repairs &amp; Maintenance</b>	18,625.00	12,500.00
<b>Utilities</b>		
Trash	21,256.35	26,250.00
Water	2,413.92	4,500.00

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

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	<u>Jan - Oct 23</u>	<u>Budget</u>
Total Utilities	<u>23,670.27</u>	<u>30,750.00</u>
Total Expense	<u>163,476.58</u>	<u>203,405.00</u>
Net Ordinary Income	<u>-4,359.23</u>	<u>-31,613.00</u>
Net Income	<u><u>-4,359.23</u></u>	<u><u>-31,613.00</u></u>

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of October 31, 2023

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	<u>Oct 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	22,129.85
ARVEST-CD7082	20,118.04
ARVEST-MM3540	10,181.28
ARVESTCD3749	58,635.93
Operating Account	<u>32,218.41</u>
Total Checking/Savings	<u>143,283.51</u>
Total Current Assets	<u>143,283.51</u>
<b>TOTAL ASSETS</b>	<b><u>143,283.51</u></b>
<b>LIABILITIES &amp; EQUITY</b>	<u>0.00</u>