

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
April 2024

	Apr 24
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	4,900.00
Maintenance Fees-1450 sq ft	15,196.00
Maintenance Fees-1550 sq ft	2,976.00
Maintenance Fees-1850 sq ft	6,147.00
	29,219.00
Total Maintenance Fee	29,219.00
Other Income	
Credit Card Service Fee	11.00
Reimbursement for Signs	367.41
	378.41
Total Other Income	378.41
Total Income	29,597.41
Gross Profit	29,597.41
Expense	
Administrative	
Assessment Signs	367.41
Legal fees	200.00
Management fees	565.00
Printing/Supplies/Postage	54.74
	1,187.15
Total Administrative	1,187.15
Deposit Error	450.00
Lawn Care Maintenance	
Mowing	3,720.00
Mulch	3,500.00
Open/Close Irrigation/Backflow	1,980.00
	9,200.00
Total Lawn Care Maintenance	9,200.00
Repairs & Maintenance	
Building Repairs	75.00
Painting	3,480.00
	3,555.00
Total Repairs & Maintenance	3,555.00
Utilities	
Trash	2,283.15
Water	19.72
	2,302.87
Total Utilities	2,302.87
Total Expense	16,695.02
Net Ordinary Income	12,902.39
Net Income	12,902.39

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
 January through April 2024

	Jan - Apr 24	Budget
Ordinary Income/Expense		
Income		
Funds to transfer to RLPOA	608.21	
Maintenance Fee		
Maintenance Fees-1250 sq ft	11,857.00	28,800.00
Maintenance Fees-1450 sq ft	37,928.12	86,304.00
Maintenance Fees-1550 sq ft	8,063.80	17,856.00
Maintenance Fees-1725 sq ft	828.00	3,312.00
Maintenance Fees-1850 sq ft	13,692.00	35,520.00
Total Maintenance Fee	72,368.92	171,792.00
Other Income		
Credit Card Service Fee	11.00	
Reimbursement for Signs	367.41	
Total Other Income	378.41	
Total Income	73,355.54	171,792.00
Gross Profit	73,355.54	171,792.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Assessment Signs	367.41	
Bank Service Charges	0.00	50.00
Communications	0.00	120.00
Filing Fees	0.00	100.00
Insurance	917.00	925.00
Legal fees	950.00	1,000.00
Management fees	2,260.00	6,780.00
Printing/Supplies/Postage	54.74	200.00
Raintree Lake Prop Owners Dues	608.21	
Website	0.00	300.00
Total Administrative	5,482.36	10,100.00
Deposit Error	450.00	
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	2,784.00	14,000.00
Irrigation	0.00	14,000.00
Leaf Clean up	0.00	6,000.00
Monument Maintenance	0.00	500.00
Mowing	3,720.00	59,365.00
Mulch	3,500.00	3,500.00
Open/Close Irrigation/Backflow	1,980.00	7,260.00
Shrub Trimming	0.00	5,000.00
Snow Removal	5,020.00	8,000.00
Tree Trimming/Uplift/Removal	1,026.50	25,000.00
Tree/Shrub Replacement	5,830.44	8,000.00
Verticut	0.00	500.00
Total Lawn Care Maintenance	23,860.94	152,625.00
Repairs & Maintenance		
Building Repairs	75.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Painting	3,480.00	16,000.00
Power Washing	0.00	2,160.00
Total Repairs & Maintenance	3,555.00	30,660.00
Utilities		
Trash	9,034.70	26,350.00

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
 January through April 2024

	Jan - Apr 24	Budget
Water	77.59	4,000.00
Total Utilities	9,112.29	30,350.00
Total Expense	42,460.59	223,735.00
Net Ordinary Income	30,894.95	-51,943.00
Net Income	30,894.95	-51,943.00

Raintree Villa's Homeowners Association
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	22,701.71
ARVEST-CD7082	20,643.37
ARVEST-MM3540	6,260.06
ARVESTCD3749	59,497.85
Operating Account	36,091.03
Total Checking/Savings	<u>145,194.02</u>
Total Current Assets	<u>145,194.02</u>
TOTAL ASSETS	<u><u>145,194.02</u></u>
LIABILITIES & EQUITY	0.00

Raintree Villa's Homeowners Association
Interest Earned
April 2024

	<u>Type</u>	<u>Date</u>	<u>Account</u>	<u>Split</u>	<u>Amount</u>
Apr 24	Deposit	04/30/2024	ARVEST-CD-7086	Interest Income	115.66
	Deposit	04/30/2024	ARVEST-CD7082	Interest Income	110.59
	Deposit	04/30/2024	ARVEST-MM3540	Interest Income	10.35
Apr 24					