

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
April 2025

	<u>Apr 25</u>
Ordinary Income/Expense	
Income	
Finance Charges	48.72
Maintenance Fee	
Maintenance Fees-1250 sq ft	6,065.00
Maintenance Fees-1450 sq ft	21,143.99
Maintenance Fees-1550 sq ft	3,069.00
Maintenance Fees-1725 sq ft	1,138.25
Maintenance Fees-1850 sq ft	7,675.00
	<hr/>
Total Maintenance Fee	39,091.24
	<hr/>
Total Income	39,139.96
	<hr/>
Gross Profit	39,139.96
Expense	
Administrative	
Management fees	565.00
	<hr/>
Total Administrative	565.00
	<hr/>
Utilities	
Trash	2,481.04
Water	20.52
	<hr/>
Total Utilities	2,501.56
	<hr/>
Total Expense	3,066.56
	<hr/>
Net Ordinary Income	36,073.40
	<hr/>
Net Income	36,073.40
	<hr/> <hr/>

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

	Jan - Apr 25	Budget
Ordinary Income/Expense		
Income		
Finance Charges	62.57	
Maintenance Fee		
Maintenance Fees-1250 sq ft	15,599.61	39,600.00
Maintenance Fees-1450 sq ft	50,798.43	118,668.00
Maintenance Fees-1550 sq ft	9,765.00	24,552.00
Maintenance Fees-1725 sq ft	2,794.25	4,554.00
Maintenance Fees-1850 sq ft	18,607.50	48,840.00
Total Maintenance Fee	97,564.79	236,214.00
Total Income	97,627.36	236,214.00
Gross Profit	97,627.36	236,214.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Bank Service Charges	30.00	50.00
Communications	0.00	120.00
Filing Fees	0.00	500.00
Insurance	1,020.00	1,150.00
Legal fees	0.00	3,000.00
Management fees	2,260.00	6,780.00
Printing/Supplies/Postage	84.00	500.00
Website	0.00	350.00
Total Administrative	3,719.00	13,075.00
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	2,784.00	14,800.00
Irrigation	0.00	14,000.00
Leaf Clean up	0.00	5,000.00
Monument Landscape	0.00	100.00
Mowing	0.00	59,365.00
Mulch	0.00	3,500.00
Open/Close Irrigation/Backflow	1,980.00	7,260.00
Shrub Trimming	0.00	5,000.00
Snow Removal	13,130.00	8,000.00
Tree Trimming/Uplift/Removal	1,085.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
Total Lawn Care Maintenance	18,979.00	152,025.00
Repairs & Maintenance		
Building Repairs	0.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Monument Repairs	0.00	250.00
Painting	0.00	16,500.00
Power Washing	0.00	2,250.00
Total Repairs & Maintenance	0.00	31,500.00
Utilities		
Trash	9,790.09	30,550.00
Water	80.67	4,000.00
Total Utilities	9,870.76	34,550.00
Total Expense	32,568.76	231,150.00
Net Ordinary Income	65,058.60	5,064.00
Net Income	65,058.60	5,064.00

Raintree Villa's Homeowners Association

Interest Earned

April 2025

	Type	Date	Account	Split	Amount
Apr 25	Deposit	04/30/2025	ARVEST-MM3540	Interest Income	3.11
	Deposit	04/30/2025	ARVESTCD3749	Interest Income	235.42
Apr 25					

Raintree Villa's Homeowners Association

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	23,599.13
ARVEST-MM3540	2,616.19
ARVESTCD3749	62,805.29
Operating Account	66,176.07
Total Checking/Savings	155,196.68
Total Current Assets	155,196.68
TOTAL ASSETS	155,196.68
LIABILITIES & EQUITY	0.00