

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

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	<b>Apr 25</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Finance Charges</b>	48.72
<b>Maintenance Fee</b>	
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
<b>Total Maintenance Fee</b>	39,091.24
<b>Total Income</b>	39,139.96
<b>Gross Profit</b>	39,139.96
<b>Expense</b>	
<b>Administrative</b>	
Management fees	565.00
<b>Total Administrative</b>	565.00
<b>Utilities</b>	
Trash	2,481.04
Water	20.52
<b>Total Utilities</b>	2,501.56
<b>Total Expense</b>	3,066.56
<b>Net Ordinary Income</b>	36,073.40
<b>Net Income</b>	36,073.40

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

	Jan - Apr 25	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
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
<b>Total Maintenance Fee</b>	<b>97,564.79</b>	<b>236,214.00</b>
<b>Total Income</b>	<b>97,627.36</b>	<b>236,214.00</b>
<b>Gross Profit</b>	<b>97,627.36</b>	<b>236,214.00</b>
<b>Expense</b>		
<b>Administrative</b>		
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
<b>Total Administrative</b>	<b>3,719.00</b>	<b>13,075.00</b>
<b>Lawn Care Maintenance</b>		
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
<b>Total Lawn Care Maintenance</b>	<b>18,979.00</b>	<b>152,025.00</b>
<b>Repairs &amp; Maintenance</b>		
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
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>31,500.00</b>
<b>Utilities</b>		
Trash	9,790.09	30,550.00
Water	80.67	4,000.00
<b>Total Utilities</b>	<b>9,870.76</b>	<b>34,550.00</b>
<b>Total Expense</b>	<b>32,568.76</b>	<b>231,150.00</b>
<b>Net Ordinary Income</b>	<b>65,058.60</b>	<b>5,064.00</b>
<b>Net Income</b>	<b>65,058.60</b>	<b>5,064.00</b>

**Raintree Villa's Homeowners Association**  
**Interest Earned**  
**April 2025**

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

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of April 30, 2025

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