

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
 October 2022

	Oct 22
Ordinary Income/Expense	
Income	
Maintenance Fee	
Assessment 2022 for painting	2,471.60
Maintenance Fees-1250 sq ft	3,299.30
Maintenance Fees-1450 sq ft	11,890.00
Maintenance Fees-1550 sq ft	2,606.00
Maintenance Fees-1725 sq ft	414.00
Maintenance Fees-1850 sq ft	4,471.60
Total Maintenance Fee	25,152.50
Other Income	
Credit Card Service Fee	15.00
Total Other Income	15.00
Total Income	25,167.50
Gross Profit	25,167.50
Expense	
Administrative	
Legal fees	41.00
Management fees	565.00
Total Administrative	606.00
Repairs & Maintenance	
Bldg, gutters, roof repairs	75.00
Total Repairs & Maintenance	75.00
Utilities	
Trash	1,458.50
Water	708.52
Total Utilities	2,167.02
Total Expense	2,848.02
Net Ordinary Income	22,319.48
Net Income	22,319.48

Raintree Villa's Homeowners Association
Balance Sheet
As of October 31, 2022

	<u>Oct 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-MM-1777	2,356.96
BM-CD-6836	41,056.09
Mazuma	83,064.44
Operating Account	45,997.55
Total Checking/Savings	<u>172,475.04</u>
Total Current Assets	<u>172,475.04</u>
TOTAL ASSETS	<u>172,475.04</u>
LIABILITIES & EQUITY	0.00

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Cash Basis

**Raintree Villa's Homeowners Association
Profit & Loss Budget Performance
January through October 2022**

	Jan - Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Finance Charges	0.00	0.00	0.00	0.00	0.00
Legal Fees	41.00		41.00		
Maintenance Fee					
Assessment 2022 for painting	24,718.00	28,632.00	24,718.00	28,632.00	28,632.00
Maintenance Fees-1250 sq ft	25,924.14	24,000.00	25,924.14	24,000.00	28,800.00
Maintenance Fees-1450 sq ft	75,540.00	71,920.00	75,540.00	71,920.00	86,304.00
Maintenance Fees-1550 sq ft	15,626.00	14,880.00	15,626.00	14,880.00	17,856.00
Maintenance Fees-1725 sq ft	2,898.00	2,760.00	2,898.00	2,760.00	3,312.00
Maintenance Fees-1850 sq ft	30,101.60	29,618.00	30,101.60	29,618.00	35,520.00
Total Maintenance Fee	174,807.74	171,810.00	174,807.74	171,810.00	200,424.00
Other Income					
Credit Card Service Fee	15.00		15.00		
Total Other Income	15.00		15.00		
Total Income	174,863.74	171,810.00	174,863.74	171,810.00	200,424.00
Gross Profit	174,863.74	171,810.00	174,863.74	171,810.00	200,424.00
Expense					
Administrative					
Accounting & Tax Fees	325.00	325.00	325.00	325.00	325.00
Activities	231.20	200.00	231.20	200.00	200.00
Annual Registration	21.00		21.00		
Bank Service Charges	0.00	25.00	0.00	25.00	25.00
Communications	90.00	120.00	90.00	120.00	120.00
Filing Fees	82.00	150.00	82.00	150.00	150.00
Insurance	0.00	900.00	0.00	900.00	900.00
Legal fees	0.00	1,000.00	0.00	1,000.00	1,000.00
Management fees	5,650.00	5,650.00	5,650.00	5,650.00	6,780.00
Printing/Office Supplies	165.68	300.00	165.68	300.00	300.00
Raintree Lake Prop Owners Dues	637.61		637.61		
Safety Deposit Box	25.00	45.00	25.00	45.00	45.00
Website	192.17	120.00	192.17	120.00	120.00
Total Administrative	7,419.66	8,835.00	7,419.66	8,835.00	9,965.00
Lawn Maintenance					
Dirt Work/Sod	0.00	850.00	0.00	850.00	850.00
Fertilization	6,960.00	6,960.00	6,960.00	6,960.00	11,600.00
Grub Control	0.00	4,640.00	0.00	4,640.00	4,640.00
Gutter Cleaning	0.00	12,000.00	0.00	12,000.00	12,000.00
Irrigation	13,229.40	14,699.92	13,229.40	14,699.92	20,000.00
Leaf Clean up	1,968.00	0.00	1,968.00	0.00	5,450.00
Monument Cleaning/Plants	0.00	100.00	0.00	100.00	100.00

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Cash Basis

**Raintree Villa's Homeowners Association
Profit & Loss Budget Performance
January through October 2022**

	Jan - Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Mowing	29,880.00	39,870.00	29,880.00	39,870.00	57,660.00
Mulch	4,750.00	5,000.00	4,750.00	5,000.00	5,000.00
Shrub Trimming	4,935.00	4,800.00	4,935.00	4,800.00	4,800.00
Snow Removal	7,175.00	3,600.00	7,175.00	3,600.00	8,000.00
Tree Trimming/Uplift	4,295.00	10,420.00	4,295.00	10,420.00	15,000.00
Tree/Shrub Replacement	0.00	3,000.00	0.00	3,000.00	3,000.00
Verticut	0.00	0.00	0.00	0.00	2,000.00
Total Lawn Maintenance	73,192.40	105,939.92	73,192.40	105,939.92	150,100.00
Overpayment of dues	444.00		444.00		
Repairs & Maintenance					
Bldg, gutters, roof repairs	13,900.63	10,087.00	13,900.63	10,087.00	12,103.00
Painting	54,272.00	55,351.00	54,272.00	55,351.00	55,351.00
Total Repairs & Maintenance	68,172.63	65,438.00	68,172.63	65,438.00	67,454.00
Transfer to Money Market	1,325.00		1,325.00		
Utilities					
Trash	14,473.00	14,560.00	14,473.00	14,560.00	17,472.00
Water	3,936.37	2,173.26	3,936.37	2,173.26	3,000.00
Total Utilities	18,409.37	16,733.26	18,409.37	16,733.26	20,472.00
Total Expense	168,963.06	196,946.18	168,963.06	196,946.18	247,991.00
Net Ordinary Income	5,900.68	-25,136.18	5,900.68	-25,136.18	-47,567.00
Net Income	5,900.68	-25,136.18	5,900.68	-25,136.18	-47,567.00