

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
April 2026

	Apr 26
Ordinary Income/Expense	
Income	
Fee Income Reduction	
Pymt to owner for fees overage	-522.00
Total Fee Income Reduction	-522.00
Legal Fees	123.00
Maintenance Fee	
Maintenance Fees-1250 sq ft	8,321.40
Maintenance Fees-1450 sq ft	26,863.90
Maintenance Fees-1550 sq ft	6,138.00
Maintenance Fees-1725 sq ft	1,242.00
Maintenance Fees-1850 sq ft	10,551.00
Other Income	
Late fees for unpaid dues	13.08
Total Other Income	13.08
Total Maintenance Fee	53,129.38
Total Income	52,730.38
Gross Profit	52,730.38
Expense	
Administrative	
Legal fees	66.00
Management fees	565.00
Welcome Baskets	33.35
Total Administrative	664.35
Lawn Care Maintenance	
Irrigation	4,208.01
Mowing	2,010.00
Mulch	4,290.00
Tree/Shrub Replacement	7,970.90
Total Lawn Care Maintenance	18,478.91
Utilities	
Trash	2,604.59
Water	21.55
Total Utilities	2,626.14
Total Expense	21,769.40
Net Ordinary Income	30,960.98
Net Income	30,960.98

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
January through April 2026

	Jan - Apr 26	Budget
Ordinary Income/Expense		
Income		
Fee Income Reduction		
Credit Card Fees	16.00	
Pymt to owner for fees overage	-522.00	
Total Fee Income Reduction	-506.00	
Legal Fees	123.00	
Maintenance Fee		
Maintenance Fees-1250 sq ft	19,841.04	21,600.00
Maintenance Fees-1450 sq ft	57,913.59	64,728.00
Maintenance Fees-1550 sq ft	11,718.00	13,392.00
Maintenance Fees-1725 sq ft	3,564.00	2,484.00
Maintenance Fees-1850 sq ft	23,205.00	26,640.00
Other Income		
Late fees for unpaid dues	115.58	
Returned Check Charges	25.00	
Total Other Income	140.58	
Total Maintenance Fee	116,382.21	128,844.00
Returned Check Charge	16.00	
Total Income	116,015.21	128,844.00
Gross Profit	116,015.21	128,844.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	400.00
Activities	75.00	0.00
Bank Service Charges	16.00	
Communications	0.00	40.00
Credit Card Service Fee	17.46	
Filing Fees	0.00	100.00
Insurance	1,267.00	3,000.00
Legal fees	230.00	2,000.00
Management fees	2,260.00	2,260.00
Printing/Supplies/Postage	0.00	250.00
Taxes Fed & State	0.14	
Website	0.00	0.00
Welcome Baskets	67.77	
Total Administrative	4,258.37	8,050.00
Lawn Care Maintenance		
Core Aeration	0.00	0.00
Fertilization	2,784.00	4,200.00
Irrigation	4,208.01	0.00
Leaf Clean up	0.00	0.00
Monument Landscape	0.00	0.00
Mowing	2,010.00	0.00
Mulch	4,290.00	0.00
Open/Close Irrigation/Backflow	0.00	5,570.00
Shrub Trimming	0.00	0.00
Snow Removal	4,590.00	9,000.00
Tree Trimming/Uplift/Removal	0.00	27,000.00
Tree/Shrub Replacement	7,970.90	0.00
Verticut	0.00	0.00
Total Lawn Care Maintenance	25,852.91	45,770.00

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
January through April 2026

	Jan - Apr 26	Budget
Repairs & Maintenance		
Building Repairs	0.00	1,250.00
Gutter/Downspout Cleaning	0.00	0.00
Total Repairs & Maintenance	0.00	1,250.00
Utilities		
Trash	10,047.71	10,200.00
Water	84.39	260.00
Total Utilities	10,132.10	10,460.00
Total Expense	40,243.38	65,530.00
Net Ordinary Income	75,771.83	63,314.00
Net Income	75,771.83	63,314.00

Raintree Villa's Homeowners Association
Balance Sheet
As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	24,481.00
ARVESTCD3749	64,597.75
Operating Account	93,749.69
Total Checking/Savings	<u>182,828.44</u>
Total Current Assets	<u>182,828.44</u>
TOTAL ASSETS	<u><u>182,828.44</u></u>
LIABILITIES & EQUITY	0.00