

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

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	<u>Feb 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	3,584.61
Maintenance Fees-1450 sq ft	10,492.89
Maintenance Fees-1550 sq ft	1,534.50
Maintenance Fees-1850 sq ft	<u>2,031.50</u>
Total Maintenance Fee	<u>17,643.50</u>
Total Income	<u>17,643.50</u>
Gross Profit	17,643.50
Expense	
Administrative	
Accounting & Tax Fees	325.00
Management fees	<u>565.00</u>
Total Administrative	890.00
Lawn Care Maintenance	
Snow Removal	<u>5,460.00</u>
Total Lawn Care Maintenance	5,460.00
Utilities	
Trash	2,424.28
Water	<u>19.91</u>
Total Utilities	<u>2,444.19</u>
Total Expense	<u>8,794.19</u>
Net Ordinary Income	<u>8,849.31</u>
Net Income	<u><u>8,849.31</u></u>

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

	Jan - Feb 25	Budget
<b>Ordinary Income/Expense</b>		
Income		
Maintenance Fee		
Maintenance Fees-1250 sq ft	8,572.11	39,600.00
Maintenance Fees-1450 sq ft	25,730.18	118,668.00
Maintenance Fees-1550 sq ft	4,609.50	24,552.00
Maintenance Fees-1725 sq ft	1,656.00	4,554.00
Maintenance Fees-1850 sq ft	8,291.50	48,840.00
<b>Total Maintenance Fee</b>	<b>48,859.29</b>	<b>236,214.00</b>
<b>Total Income</b>	<b>48,859.29</b>	<b>236,214.00</b>
<b>Gross Profit</b>	<b>48,859.29</b>	<b>236,214.00</b>
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Bank Service Charges	0.00	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	1,130.00	6,780.00
Printing/Supplies/Postage	0.00	500.00
Website	0.00	350.00
<b>Total Administrative</b>	<b>2,475.00</b>	<b>13,075.00</b>
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	0.00	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	0.00	7,260.00
Shrub Trimming	0.00	5,000.00
Snow Removal	13,130.00	8,000.00
Tree Trimming/Uplift/Removal	0.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
<b>Total Lawn Care Maintenance</b>	<b>13,130.00</b>	<b>152,025.00</b>
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
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>31,500.00</b>
Utilities		
Trash	4,848.56	30,550.00
Water	39.63	4,000.00
<b>Total Utilities</b>	<b>4,888.19</b>	<b>34,550.00</b>
<b>Total Expense</b>	<b>20,493.19</b>	<b>231,150.00</b>
<b>Net Ordinary Income</b>	<b>28,366.10</b>	<b>5,064.00</b>
<b>Net Income</b>	<b>28,366.10</b>	<b>5,064.00</b>

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

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	Type	Date	Account	Split	Amount
Feb 25	Deposit	02/28/2025	ARVEST-MM3540	Interest Income	3.00
Feb 25					

# Raintree Villa's Homeowners Association

## Balance Sheet

As of February 28, 2025

	Feb 28, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	23,358.38
ARVEST-MM3540	2,609.97
ARVESTCD3749	61,893.79
Operating Account	28,454.90
Total Checking/Savings	116,317.04
Total Current Assets	116,317.04
<b>TOTAL ASSETS</b>	<b>116,317.04</b>
<b>LIABILITIES &amp; EQUITY</b>	0.00