

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
September 2023

	Sep 23
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	694.65
Maintenance Fees-1450 sq ft	1,972.00
Maintenance Fees-1550 sq ft	496.00
Maintenance Fees-1850 sq ft	1,476.00
Total Maintenance Fee	4,638.65
Total Income	4,638.65
Gross Profit	4,638.65
Expense	
Administrative	
Communications	51.34
Legal fees	325.00
Management fees	565.00
Total Administrative	941.34
Lawn Care Maintenance	
Irrigation	1,603.35
Mowing	9,300.00
Tree Trimming/Uplift/Removal	82.50
Total Lawn Care Maintenance	10,985.85
Repairs & Maintenance	
Bldg, gutters, roof repairs	125.00
Total Repairs & Maintenance	125.00
Utilities	
Trash	2,185.25
Total Utilities	2,185.25
Total Expense	14,237.44
Net Ordinary Income	-9,598.79
Net Income	-9,598.79

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
January through September 2023

	Jan - Sep 23	Budget
Ordinary Income/Expense		
Income		
Maintenance Fee		
Maintenance Fees-1250 sq ft	22,228.00	28,800.00
Maintenance Fees-1450 sq ft	64,728.00	86,304.00
Maintenance Fees-1550 sq ft	12,896.00	17,856.00
Maintenance Fees-1725 sq ft	2,484.00	3,312.00
Maintenance Fees-1850 sq ft	27,624.00	35,520.00
Total Maintenance Fee	129,960.00	171,792.00
Other Income		
Credit Card Service Fee	13.00	
Total Other Income	13.00	
Overpayment on Insurance	101.00	
Transfer from Mazuma CD	1.00	
Total Income	130,075.00	171,792.00
Gross Profit	130,075.00	171,792.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	4,825.00
Activities	0.00	300.00
Bank Service Charges	30.47	50.00
Communications	113.34	200.00
Filing Fees	0.00	100.00
Insurance	946.00	950.00
Legal fees	900.00	1,000.00
Management fees	5,085.00	6,780.00
Printing/Supplies/Postage	288.33	200.00
Safety Deposit Box	0.00	25.00
Website	264.00	300.00
Total Administrative	7,952.14	14,730.00
Lawn Care Maintenance		
Core Aeration	0.00	3,000.00
Fertilization	13,456.00	15,000.00
Irrigation	7,135.01	15,000.00
Leaf Clean up	1,915.00	6,000.00
Monument Maintenance	1,936.19	1,800.00
Mowing	40,920.00	59,365.00
Mulch	5,025.00	5,000.00
Open/Close Irrigation/Backflow	6,600.00	7,260.00
Shrub Trimming	4,800.00	5,000.00
Snow Removal	0.00	8,000.00
Tree Trimming/Uplift/Removal	15,425.00	12,000.00
Tree/Shrub Replacement	5,244.19	8,000.00
Total Lawn Care Maintenance	102,456.39	145,425.00
Overpayment of dues	1,000.00	
Repairs & Maintenance		
Bldg, gutters, roof repairs	390.00	4,000.00
Gutter/Downspout Cleaning	715.00	8,500.00
Total Repairs & Maintenance	1,105.00	12,500.00
Utilities		
Trash	19,071.10	26,250.00
Water	1,979.54	4,500.00
Total Utilities	21,050.64	30,750.00

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
January through September 2023

	<u>Jan - Sep 23</u>	<u>Budget</u>
Total Expense	133,564.17	203,405.00
Net Ordinary Income	-3,489.17	-31,613.00
Net Income	<u>-3,489.17</u>	<u>-31,613.00</u>

Raintree Villa's Homeowners Association
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-MM3540	10,165.97
ARVESTCD3749	58,000.00
BM-CD-6836	41,056.09
Operating Account	35,243.82
Total Checking/Savings	<u>144,465.88</u>
Total Current Assets	<u>144,465.88</u>
TOTAL ASSETS	<u><u>144,465.88</u></u>
LIABILITIES & EQUITY	0.00