

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account
February 2026

| | Feb 26 | Budget |
|--|-----------|----------|
| Ordinary Income/Expense | | |
| Income | | |
| Fee Income Reduction | | |
| Credit Card Fees | 16.00 | |
| Total Fee Income Reduction | 16.00 | |
| Maintenance Fee | | |
| Maintenance Fees-1250 sq ft | 3,557.14 | 0.00 |
| Maintenance Fees-1450 sq ft | 5,717.97 | 0.00 |
| Maintenance Fees-1550 sq ft | 2,232.00 | 0.00 |
| Maintenance Fees-1725 sq ft | 0.00 | 0.00 |
| Maintenance Fees-1850 sq ft | 1,224.00 | 0.00 |
| Other Income | | |
| Late fees for unpaid dues | 37.69 | |
| Total Other Income | 37.69 | |
| Total Maintenance Fee | 12,768.80 | 0.00 |
| Total Income | 12,784.80 | 0.00 |
| Gross Profit | 12,784.80 | 0.00 |
| Expense | | |
| Administrative | | |
| Accounting & Tax Fees | 325.00 | 400.00 |
| Activities | 0.00 | 0.00 |
| Bank Service Charges | 16.00 | |
| Communications | 0.00 | 10.00 |
| Filing Fees | 0.00 | 0.00 |
| Insurance | 0.00 | 0.00 |
| Legal fees | 123.00 | 2,000.00 |
| Management fees | 565.00 | 565.00 |
| Printing/Supplies/Postage | 0.00 | 0.00 |
| Website | 0.00 | 0.00 |
| Total Administrative | 1,029.00 | 2,975.00 |
| Lawn Care Maintenance | | |
| Core Aeration | 0.00 | 0.00 |
| Fertilization | 0.00 | 0.00 |
| Irrigation | 0.00 | 0.00 |
| Leaf Clean up | 0.00 | 0.00 |
| Monument Landscape | 0.00 | 0.00 |
| Mowing | 0.00 | 0.00 |
| Mulch | 0.00 | 0.00 |
| Open/Close Irrigation/Backflow | 0.00 | 0.00 |
| Shrub Trimming | 0.00 | 0.00 |
| Snow Removal | 4,590.00 | 3,000.00 |
| Tree Trimming/Uplift/Removal | 0.00 | 0.00 |
| Tree/Shrub Replacement | 0.00 | 0.00 |
| Verticut | 0.00 | 0.00 |
| Total Lawn Care Maintenance | 4,590.00 | 3,000.00 |
| Repairs & Maintenance | | |
| Building Repairs | 0.00 | 0.00 |
| Gutter/Downspout Cleaning | 0.00 | 0.00 |
| Total Repairs & Maintenance | 0.00 | 0.00 |
| Utilities | | |
| Trash | 2,481.04 | 2,500.00 |
| Water | 20.77 | 20.00 |
| Total Utilities | 2,501.81 | 2,520.00 |

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| | <u>Feb 26</u> | <u>Budget</u> |
|---------------------|-----------------|------------------|
| Total Expense | 8,120.81 | 8,495.00 |
| Net Ordinary Income | 4,663.99 | -8,495.00 |
| Net Income | <u>4,663.99</u> | <u>-8,495.00</u> |

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

| | Jan - Feb 26 | Budget |
|--|--------------|-----------|
| Ordinary Income/Expense | | |
| Income | | |
| Fee Income Reduction | | |
| Credit Card Fees | 16.00 | |
| Total Fee Income Reduction | 16.00 | |
| Maintenance Fee | | |
| Maintenance Fees-1250 sq ft | 9,154.28 | 10,800.00 |
| Maintenance Fees-1450 sq ft | 24,722.99 | 32,364.00 |
| Maintenance Fees-1550 sq ft | 4,464.00 | 6,696.00 |
| Maintenance Fees-1725 sq ft | 1,764.00 | 1,242.00 |
| Maintenance Fees-1850 sq ft | 10,431.00 | 13,320.00 |
| Other Income | | |
| Late fees for unpaid dues | 53.31 | |
| Total Other Income | 53.31 | |
| Total Maintenance Fee | 50,589.58 | 64,422.00 |
| Total Income | 50,605.58 | 64,422.00 |
| Gross Profit | 50,605.58 | 64,422.00 |
| Expense | | |
| Administrative | | |
| Accounting & Tax Fees | 325.00 | 400.00 |
| Activities | 0.00 | 0.00 |
| Bank Service Charges | 16.00 | |
| Communications | 0.00 | 20.00 |
| Filing Fees | 0.00 | 0.00 |
| Insurance | 1,267.00 | 3,000.00 |
| Legal fees | 123.00 | 2,000.00 |
| Management fees | 1,130.00 | 1,130.00 |
| Printing/Supplies/Postage | 0.00 | 125.00 |
| Taxes Fed & State | 0.14 | |
| Website | 0.00 | 0.00 |
| Total Administrative | 2,861.14 | 6,675.00 |
| Lawn Care Maintenance | | |
| Core Aeration | 0.00 | 0.00 |
| Fertilization | 0.00 | 0.00 |
| Irrigation | 0.00 | 0.00 |
| Leaf Clean up | 0.00 | 0.00 |
| Monument Landscape | 0.00 | 0.00 |
| Mowing | 0.00 | 0.00 |
| Mulch | 0.00 | 0.00 |
| Open/Close Irrigation/Backflow | 0.00 | 0.00 |
| Shrub Trimming | 0.00 | 0.00 |
| Snow Removal | 4,590.00 | 9,000.00 |
| Tree Trimming/Uplift/Removal | 0.00 | 0.00 |
| Tree/Shrub Replacement | 0.00 | 0.00 |
| Verticut | 0.00 | 0.00 |
| Total Lawn Care Maintenance | 4,590.00 | 9,000.00 |
| Repairs & Maintenance | | |
| Building Repairs | 0.00 | 0.00 |
| Gutter/Downspout Cleaning | 0.00 | 0.00 |
| Total Repairs & Maintenance | 0.00 | 0.00 |

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Profit & Loss Budget vs. Actual Operating Account YTD
January through February 2026

| | <u>Jan - Feb 26</u> | <u>Budget</u> |
|----------------------------|-------------------------|-------------------------|
| Utilities | | |
| Trash | 4,962.08 | 5,000.00 |
| Water | 41.29 | 40.00 |
| Total Utilities | <u>5,003.37</u> | <u>5,040.00</u> |
| Total Expense | <u>12,454.51</u> | <u>20,715.00</u> |
| Net Ordinary Income | <u>38,151.07</u> | <u>43,707.00</u> |
| Net Income | <u><u>38,151.07</u></u> | <u><u>43,707.00</u></u> |

Raintree Villa's Homeowners Association
Interest Earned
February 2026

| | <u>Type</u> | <u>Date</u> | <u>Account</u> | <u>Split</u> | <u>Amount</u> |
|--------|-------------|-------------|----------------|-----------------|---------------|
| Feb 26 | Deposit | 02/28/2026 | ARVESTCD3749 | Interest Income | 510.45 |
| Feb 26 | | | | | |

Raintree Villa's Homeowners Association
Balance Sheet
As of February 28, 2026

| | <u>Feb 28, 26</u> |
|---------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| ARVEST-CD-7086 | 24,279.84 |
| ARVESTCD3749 | 64,597.75 |
| Operating Account | 56,529.38 |
| Total Checking/Savings | <u>145,406.97</u> |
| Total Current Assets | <u>145,406.97</u> |
| TOTAL ASSETS | <u><u>145,406.97</u></u> |
| LIABILITIES & EQUITY | 0.00 |