

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

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	Jul 25
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	8,016.34
Maintenance Fees-1450 sq ft	19,678.74
Maintenance Fees-1550 sq ft	3,580.50
Maintenance Fees-1725 sq ft	1,650.25
Maintenance Fees-1850 sq ft	5,399.50
Other Income	
Overpaid Dues	348.00
Total Other Income	348.00
Total Maintenance Fee	38,673.33
RLPOA dues from title company	2,334.20
Total Income	41,007.53
Gross Profit	41,007.53
Expense	
Administrative	
Filing Fees	10.00
Management fees	565.00
Overpayment of Dues	1,044.00
RLPOA dues from Title company	1,167.10
Website	348.00
Administrative - Other	97.74
Total Administrative	3,231.84
Lawn Care Maintenance	
Irrigation	8,699.15
Monument Landscape	17.54
Mowing	7,660.00
Total Lawn Care Maintenance	16,376.69
Repairs & Maintenance	
Painting	1,825.00
Total Repairs & Maintenance	1,825.00
Utilities	
Trash	2,481.04
Water	446.28
Total Utilities	2,927.32
Total Expense	24,360.85
Net Ordinary Income	16,646.68
Net Income	16,646.68

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

	Jan - Jul 25	Budget
<b>Ordinary Income/Expense</b>		
Income		
Finance Charges	89.49	
Maintenance Fee		
Maintenance Fees-1250 sq ft	26,615.95	39,600.00
Maintenance Fees-1450 sq ft	79,444.75	118,668.00
Maintenance Fees-1550 sq ft	15,903.00	24,552.00
Maintenance Fees-1725 sq ft	4,444.50	4,554.00
Maintenance Fees-1850 sq ft	31,316.00	48,840.00
Other Income		
Overpaid Dues	348.00	
Total Other Income	348.00	
Total Maintenance Fee	158,072.20	236,214.00
RLPOA dues from title company	2,334.20	
Total Income	160,495.89	236,214.00
Gross Profit	160,495.89	236,214.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Bank Service Charges	30.00	50.00
Communications	0.00	120.00
Filing Fees	10.00	500.00
Insurance	1,020.00	1,150.00
Legal fees	0.00	3,000.00
Management fees	3,955.00	6,780.00
Overpayment of Dues	1,044.00	
Printing/Supplies/Postage	108.00	500.00
RLPOA dues from Title company	2,334.20	
Website	348.00	350.00
Administrative - Other	97.74	
Total Administrative	9,271.94	13,075.00
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	8,352.00	14,800.00
Irrigation	11,339.15	14,000.00
Leaf Clean up	0.00	5,000.00
Monument Landscape	60.20	100.00
Mowing	24,895.00	59,365.00
Mulch	3,968.00	3,500.00
Open/Close Irrigation/Backflow	1,980.00	7,260.00
Shrub Trimming	0.00	5,000.00
Snow Removal	13,130.00	8,000.00
Tree Trimming/Uplift/Removal	21,535.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
Total Lawn Care Maintenance	85,259.35	152,025.00
Overpayment of dues	-348.00	
Repairs & Maintenance		
Building Repairs	0.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Monument Repairs	0.00	250.00
Painting	1,825.00	16,500.00
Power Washing	1,750.00	2,250.00
Total Repairs & Maintenance	3,575.00	31,500.00
Utilities		

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

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	Jan - Jul 25	Budget
Trash	17,233.21	30,550.00
Water	588.51	4,000.00
<b>Total Utilities</b>	<b>17,821.72</b>	<b>34,550.00</b>
<b>Total Expense</b>	<b>115,580.01</b>	<b>231,150.00</b>
<b>Net Ordinary Income</b>	<b>44,915.88</b>	<b>5,064.00</b>
<b>Net Income</b>	<b>44,915.88</b>	<b>5,064.00</b>

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
**As of July 31, 2025**

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	<u>Jul 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	23,807.23
ARVEST-MM3540	2,626.41
ARVESTCD3749	63,347.06
Operating Account	44,299.15
Total Checking/Savings	<u>134,079.85</u>
Total Current Assets	<u>134,079.85</u>
<b>TOTAL ASSETS</b>	<u><u>134,079.85</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00

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

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	Type	Date	Account	Split	Amount
Jul 25	Deposit	07/18/2025	ARVEST-MM3540	Interest Income	3.66
	Deposit	07/13/2025	ARVESTCD3749	Interest Income	541.77
Jul 25					