

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

---

Nov 25

Ordinary Income/Expense	
<b>Income</b>	
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	137.50
Maintenance Fees-1450 sq ft	4,646.00
Maintenance Fees-1550 sq ft	478.50
Maintenance Fees-1725 sq ft	511.50
Maintenance Fees-1850 sq ft	3,557.00
<b>Total Maintenance Fee</b>	<b>9,330.50</b>
<b>Total Income</b>	<b>9,330.50</b>
<b>Gross Profit</b>	<b>9,330.50</b>
<b>Expense</b>	
<b>Administrative</b>	
<b>Activities</b>	54.06
<b>Management fees</b>	565.00
<b>Total Administrative</b>	<b>619.06</b>
<b>Lawn Care Maintenance</b>	
<b>Irrigation</b>	2,676.75
<b>Mowing</b>	13,405.00
<b>Total Lawn Care Maintenance</b>	<b>16,081.75</b>
<b>Repairs &amp; Maintenance</b>	
<b>Gutter/Downspout Cleaning</b>	9,745.00
<b>Total Repairs &amp; Maintenance</b>	<b>9,745.00</b>
<b>Utilities</b>	
<b>Water</b>	918.50
<b>Total Utilities</b>	<b>918.50</b>
<b>Total Expense</b>	<b>27,364.31</b>
<b>Net Ordinary Income</b>	<b>-18,033.81</b>
<b>Net Income</b>	<b><u>-18,033.81</u></b>

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

---

	Jan - Nov 25	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Fee Income Reduction</b>		
Bank Service Charges	-38.00	
Credit Card Fees	-5.46	
Income Reduction Fee overpymt	-2,334.20	
Pymt to owner for fees overage	-696.00	
<b>Total Fee Income Reduction</b>	<b>-3,073.66</b>	
<b>Maintenance Fee</b>		
Maintenance Fees-1250 sq ft	36,241.31	39,600.00
Maintenance Fees-1450 sq ft	111,244.33	118,668.00
Maintenance Fees-1550 sq ft	22,519.50	24,552.00
Maintenance Fees-1725 sq ft	6,094.50	4,554.00
Maintenance Fees-1850 sq ft	47,037.00	48,840.00
<b>Other Income</b>		
Credit Card Service Fee	19.50	
Late fees for unpaid dues	130.08	
Overpaid Dues	348.00	
Returned Check Charges	33.00	
RLPOA dues from title company	2,334.20	
<b>Total Other Income</b>	<b>2,864.78</b>	
<b>Total Maintenance Fee</b>	<b>226,001.42</b>	<b>236,214.00</b>
<b>Total Income</b>	<b>222,927.76</b>	<b>236,214.00</b>
<b>Gross Profit</b>	<b>222,927.76</b>	<b>236,214.00</b>
<b>Expense</b>		
<b>Administrative</b>		
Accounting & Tax Fees	325.00	325.00
Activities	129.06	300.00
Bank Service Charges	30.50	50.00
Communications	0.00	120.00
Filing Fees	10.00	500.00
Insurance	1,020.00	1,150.00
Legal fees	125.00	3,000.00
Management fees	6,215.00	6,780.00
Printing/Supplies/Postage	205.74	500.00
Website	369.19	350.00
<b>Total Administrative</b>	<b>8,429.49</b>	<b>13,075.00</b>
<b>Lawn Care Maintenance</b>		
Core Aeration	0.00	1,500.00
Fertilization	12,136.00	14,800.00
Irrigation	19,569.24	14,000.00
Leaf Clean up	0.00	5,000.00
Monument Landscape	60.20	100.00
Mowing	53,620.00	59,365.00
Mulch	3,968.00	3,500.00
Open/Close Irrigation/Backflow	1,980.00	7,260.00
Shrub Trimming	3,080.00	5,000.00
Snow Removal	13,130.00	8,000.00
Tree Trimming/Uplift/Removal	23,921.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
<b>Total Lawn Care Maintenance</b>	<b>131,464.44</b>	<b>152,025.00</b>

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

---

	Jan - Nov 25	Budget
<b>Repairs &amp; Maintenance</b>		
Building Repairs	450.00	4,000.00
Gutter/Downspout Cleaning	9,745.00	8,500.00
Monument Repairs	0.00	250.00
Painting	14,300.00	16,500.00
Power Washing	1,750.00	2,250.00
<b>Total Repairs &amp; Maintenance</b>	<b>26,245.00</b>	<b>31,500.00</b>
<b>Utilities</b>		
Trash	27,157.37	30,550.00
Water	4,292.56	4,000.00
<b>Total Utilities</b>	<b>31,449.93</b>	<b>34,550.00</b>
<b>Total Expense</b>	<b>197,588.86</b>	<b>231,150.00</b>
<b>Net Ordinary Income</b>	<b>25,338.90</b>	<b>5,064.00</b>
<b>Net Income</b>	<b>25,338.90</b>	<b>5,064.00</b>

**Raintree Villa's Homeowners Association  
Balance Sheet  
As of November 30, 2025**

Nov 30, 25

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ARVEST-CD-7086	24,043.66
ARVEST-MM3540	2,638.89
ARVESTCD3749	64,087.30
Operating Account	23,936.00
<b>Total Checking/Savings</b>	<b>114,705.85</b>
<b>Total Current Assets</b>	<b>114,705.85</b>
<b>TOTAL ASSETS</b>	<b>114,705.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
	0.00