

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

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Dec 25

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	2,200.00
Maintenance Fees-1450 sq ft	7,914.50
Maintenance Fees-1550 sq ft	2,046.00
Maintenance Fees-1850 sq ft	2,642.00
<b>Other Income</b>	
Returned Check Charges	17.00
<b>Total Other Income</b>	<hr/> 17.00
<b>Total Maintenance Fee</b>	<hr/> 14,819.50
<b>Total Income</b>	<hr/> 14,819.50
<b>Gross Profit</b>	14,819.50
<b>Expense</b>	
<b>Administrative</b>	
Activities	263.54
Management fees	<hr/> 565.00
<b>Total Administrative</b>	828.54
<b>Lawn Care Maintenance</b>	
Core Aeration	2,790.00
Fertilization	2,784.00
Irrigation	2,640.03
Leaf Clean up	5,875.00
Monument Landscape	15.00
Snow Removal	2,580.00
Tree Trimming/Uplift/Removal	<hr/> 5,015.00
<b>Total Lawn Care Maintenance</b>	21,699.03
<b>Utilities</b>	
Trash	2,481.04
Water	<hr/> 25.31
<b>Total Utilities</b>	<hr/> 2,506.35
<b>Total Expense</b>	<hr/> 25,033.92
<b>Net Ordinary Income</b>	<hr/> -10,214.42
<b>Net Income</b>	<hr/> <b>-10,214.42</b>

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

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	Jan - Dec 25	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Fee Income Reduction		
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>	
Maintenance Fee		
Maintenance Fees-1250 sq ft	38,441.31	39,600.00
Maintenance Fees-1450 sq ft	119,158.83	118,668.00
Maintenance Fees-1550 sq ft	24,565.50	24,552.00
Maintenance Fees-1725 sq ft	6,094.50	4,554.00
Maintenance Fees-1850 sq ft	49,168.50	48,840.00
Other Income		
Credit Card Service Fee	19.50	
Late fees for unpaid dues	130.08	
Overpaid Dues	348.00	
Returned Check Charges	50.00	
RLPOA dues from title company	2,334.20	
<b>Total Other Income</b>	<b>2,881.78</b>	
<b>Total Maintenance Fee</b>	<b>240,310.42</b>	<b>236,214.00</b>
<b>Total Income</b>	<b>237,236.76</b>	<b>236,214.00</b>
<b>Gross Profit</b>	<b>237,236.76</b>	<b>236,214.00</b>
<b>Expense</b>		
<b>Administrative</b>		
Accounting & Tax Fees	325.00	325.00
Activities	317.60	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	6,780.00	6,780.00
Printing/Supplies/Postage	205.74	500.00
Website	369.19	350.00
<b>Total Administrative</b>	<b>9,183.03</b>	<b>13,075.00</b>
<b>Lawn Care Maintenance</b>		
Core Aeration	2,790.00	1,500.00
Fertilization	14,920.00	14,800.00
Irrigation	22,209.27	14,000.00
Leaf Clean up	5,875.00	5,000.00
Monument Landscape	75.20	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	15,710.00	8,000.00
Tree Trimming/Uplift/Removal	28,936.00	25,000.00
Tree/Shrub Replacement	0.00	8,000.00
Verticut	0.00	500.00
<b>Total Lawn Care Maintenance</b>	<b>153,163.47</b>	<b>152,025.00</b>

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

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	Jan - Dec 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	29,638.41	30,550.00
Water	4,317.87	4,000.00
<b>Total Utilities</b>	<b>33,956.28</b>	<b>34,550.00</b>
<b>Total Expense</b>	<b>222,547.78</b>	<b>231,150.00</b>
<b>Net Ordinary Income</b>	<b>14,688.98</b>	<b>5,064.00</b>
<b>Net Income</b>	<b>14,688.98</b>	<b>5,064.00</b>

**Raintree Villa's Homeowners Association**  
**2026 Budget Raintree Villas HOA**  
**January through December 2026**

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	Jan - Dec 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	43,200.00
Maintenance Fees-1450 sq ft	129,456.00
Maintenance Fees-1550 sq ft	26,784.00
Maintenance Fees-1725 sq ft	4,968.00
Maintenance Fees-1850 sq ft	53,280.00
<b>Total Maintenance Fee</b>	<b>257,688.00</b>
<b>Total Income</b>	<b>257,688.00</b>
<b>Gross Profit</b>	<b>257,688.00</b>
<b>Expense</b>	
<b>Administrative</b>	
Accounting & Tax Fees	400.00
Activities	600.00
Communications	120.00
Filing Fees	500.00
Insurance	3,000.00
Legal fees	3,000.00
Management fees	6,780.00
Printing/Supplies/Postage	500.00
Website	370.00
<b>Total Administrative</b>	<b>15,270.00</b>
<b>Lawn Care Maintenance</b>	
Core Aeration	3,000.00
Fertilization	14,800.00
Irrigation	25,000.00
Leaf Clean up	5,000.00
Monument Landscape	200.00
Mowing	60,000.00
Mulch	3,500.00
Open/Close Irrigation/Backflow	7,650.00
Shrub Trimming	5,000.00
Snow Removal	14,000.00
Tree Trimming/Uplift/Removal	32,500.00
<b>Tree/Shrub Replacement</b>	<b>12,500.00</b>
<b>Verticut</b>	<b>500.00</b>
<b>Total Lawn Care Maintenance</b>	<b>183,650.00</b>
<b>Repairs &amp; Maintenance</b>	
Building Repairs	5,000.00
Gutter/Downspout Cleaning	13,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>18,000.00</b>
<b>Utilities</b>	
Trash	31,000.00
Water	4,000.00
<b>Total Utilities</b>	<b>35,000.00</b>
<b>Total Expense</b>	<b>251,920.00</b>
<b>Net Ordinary Income</b>	<b>5,768.00</b>
<b>Net Income</b>	<b>5,768.00</b>