

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

| | Dec 25 |
|------------------------------|------------|
| Ordinary Income/Expense | |
| Income | |
| Maintenance Fee | |
| 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 |
| Other Income | |
| Returned Check Charges | 17.00 |
| Total Other Income | 17.00 |
| Total Maintenance Fee | 14,819.50 |
| Total Income | 14,819.50 |
| Gross Profit | 14,819.50 |
| Expense | |
| Administrative | |
| Activities | 263.54 |
| Management fees | 565.00 |
| Total Administrative | 828.54 |
| Lawn Care Maintenance | |
| 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 | 5,015.00 |
| Total Lawn Care Maintenance | 21,699.03 |
| Utilities | |
| Trash | 2,481.04 |
| Water | 25.31 |
| Total Utilities | 2,506.35 |
| Total Expense | 25,033.92 |
| Net Ordinary Income | -10,214.42 |
| Net Income | -10,214.42 |

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

| | Jan - Dec 25 | Budget |
|--------------------------------|--------------|------------|
| Ordinary Income/Expense | | |
| Income | | |
| 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 | |
| Total Fee Income Reduction | -3,073.66 | |
| 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 | |
| Total Other Income | 2,881.78 | |
| Total Maintenance Fee | 240,310.42 | 236,214.00 |
| Total Income | 237,236.76 | 236,214.00 |
| Gross Profit | 237,236.76 | 236,214.00 |
| Expense | | |
| Administrative | | |
| 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 |
| Total Administrative | 9,183.03 | 13,075.00 |
| Lawn Care Maintenance | | |
| 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 |
| Total Lawn Care Maintenance | 153,163.47 | 152,025.00 |

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

| | Jan - Dec 25 | Budget |
|--|--------------|------------|
| Repairs & Maintenance | | |
| 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 |
| Total Repairs & Maintenance | 26,245.00 | 31,500.00 |
| Utilities | | |
| Trash | 29,638.41 | 30,550.00 |
| Water | 4,317.87 | 4,000.00 |
| Total Utilities | 33,956.28 | 34,550.00 |
| Total Expense | 222,547.78 | 231,150.00 |
| Net Ordinary Income | 14,688.98 | 5,064.00 |
| Net Income | 14,688.98 | 5,064.00 |

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

| | Jan - Dec 26 |
|--|-------------------|
| Ordinary Income/Expense | |
| Income | |
| Maintenance Fee | |
| 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 |
| Total Maintenance Fee | 257,688.00 |
| Total Income | 257,688.00 |
| Gross Profit | 257,688.00 |
| Expense | |
| Administrative | |
| 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 |
| Total Administrative | 15,270.00 |
| Lawn Care Maintenance | |
| 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 |
| Tree/Shrub Replacement | 12,500.00 |
| Verticut | 500.00 |
| Total Lawn Care Maintenance | 183,650.00 |
| Repairs & Maintenance | |
| Building Repairs | 5,000.00 |
| Gutter/Downspout Cleaning | 13,000.00 |
| Total Repairs & Maintenance | 18,000.00 |
| Utilities | |
| Trash | 31,000.00 |
| Water | 4,000.00 |
| Total Utilities | 35,000.00 |
| Total Expense | 251,920.00 |
| Net Ordinary Income | 5,768.00 |
| Net Income | 5,768.00 |