

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of June 30, 2022

---

|                                 | <u>Jun 30, 22</u>        |
|---------------------------------|--------------------------|
| <b>ASSETS</b>                   |                          |
| <b>Current Assets</b>           |                          |
| <b>Checking/Savings</b>         |                          |
| ARVEST-MM-1777                  | 2,430.90                 |
| BM-CD-6836                      | 41,056.09                |
| Mazuma                          | 83,064.44                |
| Operating Account               | 66,951.14                |
| <b>Total Checking/Savings</b>   | <u>193,502.57</u>        |
| <b>Total Current Assets</b>     | <u>193,502.57</u>        |
| <b>TOTAL ASSETS</b>             | <u><u>193,502.57</u></u> |
| <b>LIABILITIES &amp; EQUITY</b> | 0.00                     |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account**  
 June 2022

|  | Jun 22           | Budget           |
|--|------------------|------------------|
| <b>Ordinary Income/Expense</b>         |                  |                  |
| <b>Income</b>                          |                  |                  |
| Finance Charges                        | 0.00             | 0.00             |
| Maintenance Fee                        |                  |                  |
| Maintenance Fees-1250 sq ft            | 1,600.00         | 2,400.00         |
| Maintenance Fees-1450 sq ft            | 6,032.00         | 7,192.00         |
| Maintenance Fees-1550 sq ft            | 744.00           | 1,488.00         |
| Maintenance Fees-1725 sq ft            | 414.00           | 276.00           |
| Maintenance Fees-1850 sq ft            | 1,920.00         | 2,951.00         |
| <b>Total Maintenance Fee</b>           | <b>10,710.00</b> | <b>14,307.00</b> |
| Other Income                           |                  |                  |
| Credit Card Service Fee                | -30.17           |                  |
| <b>Total Other Income</b>              | <b>-30.17</b>    |                  |
| <b>Total Income</b>                    | <b>10,679.83</b> | <b>14,307.00</b> |
| <b>Gross Profit</b>                    | <b>10,679.83</b> | <b>14,307.00</b> |
| <b>Expense</b>                         |                  |                  |
| Administrative                         |                  |                  |
| Accounting & Tax Fees                  | 0.00             | 0.00             |
| Activities                             | 0.00             | 0.00             |
| Bank Service Charges                   | 0.00             | 0.00             |
| Communications                         | 90.00            | 0.00             |
| Filing Fees                            | 0.00             | 0.00             |
| Insurance                              | 0.00             | 0.00             |
| Legal fees                             | 0.00             | 0.00             |
| Management fees                        | 565.00           | 565.00           |
| Printing/Office Supplies               | 0.00             | 0.00             |
| Safety Deposit Box                     | 25.00            | 0.00             |
| Website                                | 0.00             | 102.00           |
| <b>Total Administrative</b>            | <b>680.00</b>    | <b>667.00</b>    |
| Lawn Maintenance                       |                  |                  |
| Dirt Work/Sod                          | 0.00             | 283.00           |
| Fertilization                          | 0.00             | 0.00             |
| Grub Control                           | 0.00             | 0.00             |
| Irrigation                             | 2,400.00         | 2,249.50         |
| Leaf Clean up                          | 0.00             | 0.00             |
| Monument Cleaning/Plants               | 0.00             | 0.00             |
| Mowing                                 | 7,560.00         | 7,440.00         |
| Mulch                                  | 0.00             | 0.00             |
| Shrub Trimming                         | 67.50            | 0.00             |
| Snow Removal                           | 0.00             | 0.00             |
| Tree Trimming/Uplift                   | 0.00             | 0.00             |
| Tree/Shrub Replacement                 | 0.00             | 0.00             |
| Verticut                               | 0.00             | 0.00             |
| <b>Total Lawn Maintenance</b>          | <b>10,027.50</b> | <b>9,972.50</b>  |
| Repairs & Maintenance                  |                  |                  |
| Bldg, gutters, roof repairs            | 0.00             | 1,008.00         |
| Painting                               | 0.00             | 11,250.00        |
| <b>Total Repairs &amp; Maintenance</b> | <b>0.00</b>      | <b>12,258.00</b> |
| Utilities                              |                  |                  |
| Trash                                  | 1,458.50         | 1,456.00         |
| Water                                  | 18.87            | 122.19           |
| <b>Total Utilities</b>                 | <b>1,477.37</b>  | <b>1,578.19</b>  |
| <b>Total Expense</b>                   | <b>12,184.87</b> | <b>24,475.69</b> |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account**  
June 2022

---

|                     | <u>Jun 22</u>    | <u>Budget</u>     |
|---------------------|------------------|-------------------|
| Net Ordinary Income | -1,505.04        | -10,168.69        |
| Net Income          | <u>-1,505.04</u> | <u>-10,168.69</u> |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account YTD**  
**January through June 2022**

|  | Jan - Jun 22 | Budget    |
|--|--------------|-----------|
| <b>Ordinary Income/Expense</b>         |              |           |
| <b>Income</b>                          |              |           |
| Finance Charges                        | 0.00         | 0.00      |
| <b>Maintenance Fee</b>                 |              |           |
| Maintenance Fees-1250 sq ft            | 15,456.91    | 14,400.00 |
| Maintenance Fees-1450 sq ft            | 42,920.00    | 43,152.00 |
| Maintenance Fees-1550 sq ft            | 8,928.00     | 8,928.00  |
| Maintenance Fees-1725 sq ft            | 1,656.00     | 1,656.00  |
| Maintenance Fees-1850 sq ft            | 16,872.00    | 17,714.00 |
| <b>Total Maintenance Fee</b>           | 85,832.91    | 85,850.00 |
| <b>Other Income</b>                    |              |           |
| Credit Card Service Fee                | -30.17       |           |
| <b>Total Other Income</b>              | -30.17       |           |
| <b>Total Income</b>                    | 85,802.74    | 85,850.00 |
| <b>Gross Profit</b>                    | 85,802.74    | 85,850.00 |
| <b>Expense</b>                         |              |           |
| <b>Administrative</b>                  |              |           |
| Accounting & Tax Fees                  | 325.00       | 325.00    |
| Activities                             | 0.00         | 0.00      |
| Bank Service Charges                   | 0.00         | 20.00     |
| Communications                         | 90.00        | 0.00      |
| Filing Fees                            | 0.00         | 150.00    |
| Insurance                              | 0.00         | 1,631.00  |
| Legal fees                             | 41.00        | 1,000.00  |
| Management fees                        | 3,390.00     | 3,390.00  |
| Printing/Office Supplies               | 135.69       | 300.00    |
| Raintree Lake Prop Owners Dues         | 637.61       |           |
| Safety Deposit Box                     | 25.00        | 45.00     |
| Website                                | 0.00         | 102.00    |
| <b>Total Administrative</b>            | 4,644.30     | 6,963.00  |
| <b>Lawn Maintenance</b>                |              |           |
| Dirt Work/Sod                          | 0.00         | 566.00    |
| Fertilization                          | 2,320.00     | 2,320.00  |
| Grub Control                           | 0.00         | 4,640.00  |
| Irrigation                             | 4,200.00     | 17,619.92 |
| Leaf Clean up                          | 1,968.00     | 0.00      |
| Monument Cleaning/Plants               | 0.00         | 100.00    |
| Mowing                                 | 15,000.00    | 16,740.00 |
| Mulch                                  | 4,750.00     | 2,800.00  |
| Shrub Trimming                         | 67.50        | 0.00      |
| Snow Removal                           | 7,175.00     | 3,600.00  |
| Tree Trimming/Uplift                   | 0.00         | 1,315.00  |
| <b>Tree/Shrub Replacement</b>          | 0.00         | 0.00      |
| <b>Verticut</b>                        | 0.00         | 0.00      |
| <b>Total Lawn Maintenance</b>          | 35,480.50    | 49,700.92 |
| <b>Repairs &amp; Maintenance</b>       |              |           |
| Bldg, gutters, roof repairs            | 12,440.63    | 6,048.00  |
| Painting                               | 0.00         | 22,500.00 |
| <b>Total Repairs &amp; Maintenance</b> | 12,440.63    | 28,548.00 |
| <b>Transfer to Money Market</b>        | 1,325.00     |           |
| <b>Utilities</b>                       |              |           |
| Trash                                  | 8,639.00     | 8,736.00  |
| Water                                  | 169.95       | 209.36    |
| <b>Total Utilities</b>                 | 8,808.95     | 8,945.36  |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account YTD**  
**January through June 2022**

---

|                     | <u>Jan - Jun 22</u> | <u>Budget</u>    |
|---------------------|---------------------|------------------|
| Total Expense       | 62,699.38           | 94,157.28        |
| Net Ordinary Income | 23,103.36           | -8,307.28        |
| Net Income          | <u>23,103.36</u>    | <u>-8,307.28</u> |