

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

	Oct 25
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	6,325.00
Maintenance Fees-1450 sq ft	15,717.17
Maintenance Fees-1550 sq ft	3,580.50
Maintenance Fees-1725 sq ft	1,138.50
Maintenance Fees-1850 sq ft	7,230.50
Other Income	
Late fees for unpaid dues	11.54
Returned Check Charges	33.00
Total Other Income	44.54
Total Maintenance Fee	34,036.21
Total Income	34,036.21
Gross Profit	34,036.21
Expense	
Administrative	
Activities	75.00
Bank Service Charges	30.50
Legal fees	75.00
Management fees	565.00
Total Administrative	745.50
Repairs & Maintenance	
Building Repairs	370.00
Total Repairs & Maintenance	370.00
Utilities	
Trash	4,962.08
Water	1,441.98
Total Utilities	6,404.06
Total Expense	7,519.56
Net Ordinary Income	26,516.65
Net Income	26,516.65

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

	Jan - Oct 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	36,103.81	39,600.00
Maintenance Fees-1450 sq ft	106,598.33	118,668.00
Maintenance Fees-1550 sq ft	22,041.00	24,552.00
Maintenance Fees-1725 sq ft	5,583.00	4,554.00
Maintenance Fees-1850 sq ft	43,580.00	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	33.00	
RLPOA dues from title company	2,334.20	
Total Other Income	2,864.78	
Total Maintenance Fee	216,770.92	236,214.00
Total Income	213,697.26	236,214.00
Gross Profit	213,697.26	236,214.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	75.00	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	5,650.00	6,780.00
Printing/Supplies/Postage	205.74	500.00
Website	369.19	350.00
Total Administrative	7,810.43	13,075.00
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	12,136.00	14,800.00
Irrigation	16,892.49	14,000.00
Leaf Clean up	0.00	5,000.00
Monument Landscape	60.20	100.00
Mowing	40,215.00	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
Total Lawn Care Maintenance	115,382.69	152,025.00

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

	Jan - Oct 25	Budget
Repairs & Maintenance		
Building Repairs	450.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Monument Repairs	0.00	250.00
Painting	14,300.00	16,500.00
Power Washing	1,750.00	2,250.00
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Total Repairs & Maintenance	16,500.00	31,500.00
Utilities		
Trash	27,157.37	30,550.00
Water	3,374.06	4,000.00
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Total Utilities	30,531.43	34,550.00
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Total Expense	170,224.55	231,150.00
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Net Ordinary Income	43,472.71	5,064.00
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Net Income	<u>43,472.71</u>	<u>5,064.00</u>

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

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	24,043.66
ARVEST-MM3540	2,636.08
ARVESTCD3749	63,899.52
Operating Account	41,969.81
Total Checking/Savings	<u>132,549.07</u>
Total Current Assets	<u>132,549.07</u>
TOTAL ASSETS	<u><u>132,549.07</u></u>
LIABILITIES & EQUITY	0.00

Raintree Villa's Homeowners Association
Interest Earned
October 2025

	Type	Date	Account	Split	Amount
Oct 25	Deposit	10/31/2025	ARVEST-MM3540	Interest Income	3.30
	Deposit	10/31/2025	ARVESTCD3749	Interest Income	552.46
Oct 25					