

**Raintree Villa's Homeowners Association**  
**Profit & Loss Operating Current Month**  
**April 2023**

|                                    | Apr 23     |
|------------------------------------|------------|
| <b>Ordinary Income/Expense</b>     |            |
| <b>Income</b>                      |            |
| <b>Maintenance Fee</b>             |            |
| Maintenance Fees-1250 sq ft        | 4,794.65   |
| Maintenance Fees-1450 sq ft        | 17,748.00  |
| Maintenance Fees-1550 sq ft        | 4,300.00   |
| Maintenance Fees-1725 sq ft        | 828.00     |
| Maintenance Fees-1850 sq ft        | 7,994.00   |
| <b>Total Maintenance Fee</b>       | 35,664.65  |
| Transfer from Mazuma CD            | 86,350.49  |
| <b>Total Income</b>                | 122,015.14 |
| <b>Gross Profit</b>                | 122,015.14 |
| <b>Expense</b>                     |            |
| <b>Administrative</b>              |            |
| Management fees                    | 565.00     |
| Postage                            | 88.67      |
| <b>Total Administrative</b>        | 653.67     |
| Credit Card Service Fee            | 4.47       |
| <b>Lawn Care Maintenance</b>       |            |
| Back Flow Inspection               | 1,980.00   |
| Fertilization                      | 2,784.00   |
| General Clean Up                   | 1,915.00   |
| Irrigation                         | 411.76     |
| Mulch                              | 4,875.00   |
| Tree Trimming/Uplift/Removal       | 850.00     |
| <b>Total Lawn Care Maintenance</b> | 12,815.76  |
| <b>Utilities</b>                   |            |
| Trash                              | 2,185.25   |
| Water                              | 18.85      |
| <b>Total Utilities</b>             | 2,204.10   |
| <b>Total Expense</b>               | 15,678.00  |
| <b>Net Ordinary Income</b>         | 106,337.14 |
| <b>Net Income</b>                  | 106,337.14 |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account YTD**  
**January through April 2023**

|                                    | Jan - Apr 23 | Budget     |
|------------------------------------|--------------|------------|
| <b>Ordinary Income/Expense</b>     |              |            |
| <b>Income</b>                      |              |            |
| <b>Maintenance Fee</b>             |              |            |
| Maintenance Fees-1250 sq ft        | 12,728.00    | 28,800.00  |
| Maintenance Fees-1450 sq ft        | 39,556.00    | 86,304.00  |
| Maintenance Fees-1550 sq ft        | 8,392.00     | 17,856.00  |
| Maintenance Fees-1725 sq ft        | 1,656.00     | 3,312.00   |
| Maintenance Fees-1850 sq ft        | 16,452.00    | 35,520.00  |
| <b>Total Maintenance Fee</b>       | 78,784.00    | 171,792.00 |
| <b>Other Income</b>                |              |            |
| Credit Card Service Fee            | 13.00        |            |
| <b>Total Other Income</b>          | 13.00        |            |
| Overpayment on Insurance           | 101.00       |            |
| Transfer from Mazuma CD            | 86,350.49    |            |
| <b>Total Income</b>                | 165,248.49   | 171,792.00 |
| <b>Gross Profit</b>                | 165,248.49   | 171,792.00 |
| <b>Expense</b>                     |              |            |
| <b>Administrative</b>              |              |            |
| Accounting & Tax Fees              | 325.00       | 4,825.00   |
| Activities                         | 0.00         | 300.00     |
| Bank Service Charges               | 8.00         | 50.00      |
| Check Order                        | 18.00        |            |
| Communications                     | 12.00        | 200.00     |
| Filing Fees                        | 0.00         | 100.00     |
| Insurance                          | 946.00       | 950.00     |
| Legal fees                         | 0.00         | 1,000.00   |
| Management fees                    | 2,260.00     | 6,780.00   |
| New signs                          | 1,500.00     |            |
| Postage                            | 88.67        |            |
| Printing/Supplies/Postage          | 0.00         | 200.00     |
| Safety Deposit Box                 | 0.00         | 200.00     |
| Website                            | 0.00         | 300.00     |
| <b>Total Administrative</b>        | 5,157.67     | 14,905.00  |
| Credit Card Service Fee            | 4.47         |            |
| <b>Lawn Care Maintenance</b>       |              |            |
| Back Flow Inspection               | 1,980.00     |            |
| Core Aeration                      | 0.00         | 3,000.00   |
| Fertilization                      | 5,104.00     | 15,000.00  |
| General Clean Up                   | 1,915.00     |            |
| Irrigation                         | 411.76       | 15,000.00  |
| Leaf Clean up                      | 0.00         | 6,000.00   |
| Lighting                           | 165.00       |            |
| Monument Maintenance               | 0.00         | 1,800.00   |
| Mowing                             | 0.00         | 59,365.00  |
| Mulch                              | 4,875.00     | 5,000.00   |
| Open/Close Irrigation/Backflow     | 0.00         | 7,260.00   |
| Shrub Trimming                     | 0.00         | 5,000.00   |
| Snow Removal                       | 0.00         | 8,000.00   |
| Tree Trimming/Uplift/Removal       | 850.00       | 9,500.00   |
| <b>Tree/Shrub Replacement</b>      | 0.00         | 5,000.00   |
| <b>Total Lawn Care Maintenance</b> | 15,300.76    | 139,925.00 |
| Overpayment of dues                | 436.00       |            |
| <b>Repairs &amp; Maintenance</b>   |              |            |
| Bldg, gutters, roof repairs        | 0.00         | 4,000.00   |
| Gutter/Downspout Cleaning          | 0.00         | 8,500.00   |

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget vs. Actual Operating Account YTD**  
**January through April 2023**

---

|                             | Jan - Apr 23 | Budget     |
|-----------------------------|--------------|------------|
| Total Repairs & Maintenance | 0.00         | 12,500.00  |
| Utilities                   |              |            |
| Trash                       | 8,144.85     | 26,250.00  |
| Water                       | 74.21        | 4,500.00   |
| Total Utilities             | 8,219.06     | 30,750.00  |
| Total Expense               | 29,117.96    | 198,080.00 |
| Net Ordinary Income         | 136,130.53   | -26,288.00 |
| Net Income                  | 136,130.53   | -26,288.00 |

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of April 30, 2023

---

|                                 | <u>Apr 30, 23</u>        |
|---------------------------------|--------------------------|
| <b>ASSETS</b>                   |                          |
| Current Assets                  |                          |
| Checking/Savings                |                          |
| BM-CD-6836                      | 41,056.09                |
| Operating Account               | 153,223.03               |
| <b>Total Checking/Savings</b>   | <u>194,279.12</u>        |
| <b>Total Current Assets</b>     | <u>194,279.12</u>        |
| <b>TOTAL ASSETS</b>             | <u><u>194,279.12</u></u> |
| <b>LIABILITIES &amp; EQUITY</b> | 0.00                     |