

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

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	<u>Sep 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Fee Income Reduction	
Credit Card Fees	-5.46
<b>Total Fee Income Reduction</b>	-5.46
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	1,375.00
Maintenance Fees-1450 sq ft	7,125.42
Maintenance Fees-1550 sq ft	1,534.50
Maintenance Fees-1850 sq ft	2,697.50
<b>Other Income</b>	
Credit Card Service Fee	14.50
Late fees for unpaid dues	29.05
<b>Total Other Income</b>	43.55
<b>Total Maintenance Fee</b>	12,775.97
<b>Total Income</b>	12,770.51
<b>Gross Profit</b>	12,770.51
<b>Expense</b>	
<b>Administrative</b>	
Management fees	565.00
Website	21.19
<b>Total Administrative</b>	586.19
<b>Lawn Care Maintenance</b>	
Fertilization	3,784.00
Irrigation	3,177.98
Mowing	7,660.00
Tree Trimming/Uplift/Removal	2,300.00
<b>Total Lawn Care Maintenance</b>	16,921.98
<b>Repairs &amp; Maintenance</b>	
Building Repairs	80.00
<b>Total Repairs &amp; Maintenance</b>	80.00
<b>Utilities</b>	
Trash	2,481.04
Water	1,343.57
<b>Total Utilities</b>	3,824.61
<b>Total Expense</b>	21,412.78
<b>Net Ordinary Income</b>	-8,642.27
<b>Net Income</b>	<u><u>-8,642.27</u></u>

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

	Jan - Sep 25	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Fee Income Reduction</b>		
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>	-3,073.66	
<b>Maintenance Fee</b>		
Maintenance Fees-1250 sq ft	29,778.81	39,600.00
Maintenance Fees-1450 sq ft	90,881.16	118,668.00
Maintenance Fees-1550 sq ft	18,460.50	24,552.00
Maintenance Fees-1725 sq ft	4,444.50	4,554.00
Maintenance Fees-1850 sq ft	36,349.50	48,840.00
<b>Other Income</b>		
Credit Card Service Fee	19.50	
Late fees for unpaid dues	118.54	
Overpaid Dues	348.00	
RLPOA dues from title company	2,334.20	
<b>Total Other Income</b>	2,820.24	
<b>Total Maintenance Fee</b>	182,734.71	236,214.00
<b>Total Income</b>	179,661.05	236,214.00
<b>Gross Profit</b>	179,661.05	236,214.00
<b>Expense</b>		
<b>Administrative</b>		
Accounting & Tax Fees	325.00	325.00
Activities	0.00	300.00
Bank Service Charges	0.00	50.00
Communications	0.00	120.00
Filing Fees	10.00	500.00
Insurance	1,020.00	1,150.00
Legal fees	50.00	3,000.00
Management fees	5,085.00	6,780.00
Printing/Supplies/Postage	205.74	500.00
Website	369.19	350.00
<b>Total Administrative</b>	7,064.93	13,075.00
<b>Lawn Care Maintenance</b>		
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
<b>Total Lawn Care Maintenance</b>	115,382.69	152,025.00

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

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	<u>Jan - Sep 25</u>	<u>Budget</u>
<b>Repairs &amp; Maintenance</b>		
Building Repairs	80.00	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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<b>Total Repairs &amp; Maintenance</b>	16,130.00	31,500.00
<b>Utilities</b>		
Trash	22,195.29	30,550.00
Water	1,932.08	4,000.00
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<b>Total Utilities</b>	24,127.37	34,550.00
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<b>Total Expense</b>	162,704.99	231,150.00
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<b>Net Ordinary Income</b>	16,956.06	5,064.00
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<b>Net Income</b>	<u>16,956.06</u>	<u>5,064.00</u>

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of September 30, 2025

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	<u>Sep 30, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	24,043.66
ARVEST-MM3540	2,632.78
ARVESTCD3749	63,347.06
Operating Account	17,268.47
Total Checking/Savings	<u>107,291.97</u>
Total Current Assets	<u>107,291.97</u>
<b>TOTAL ASSETS</b>	<u><u>107,291.97</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00

**Raintree Villa's Homeowners Association**  
**Interest Earned**  
**September 2025**

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	Type	Date	Account	Split	Amount
Sep 25	Deposit	09/16/2025	ARVEST-CD-7086	Interest Income	236.43
	Deposit	09/17/2025	ARVEST-MM3540	Interest Income	3.24
Sep 25					