

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

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|                                | <u>Mar 25</u>          |
|--------------------------------|------------------------|
| Ordinary Income/Expense        |                        |
| Income                         |                        |
| Finance Charges                | 13.85                  |
| Maintenance Fee                |                        |
| Maintenance Fees-1250 sq ft    | 962.50                 |
| Maintenance Fees-1450 sq ft    | 4,359.68               |
| Maintenance Fees-1550 sq ft    | 2,086.50               |
| Maintenance Fees-1850 sq ft    | <u>2,641.00</u>        |
| Total Maintenance Fee          | 10,049.68              |
| Total Income                   | <u>10,063.53</u>       |
| Gross Profit                   | 10,063.53              |
| Expense                        |                        |
| Administrative                 |                        |
| Bank Service Charges           | 30.00                  |
| Management fees                | 565.00                 |
| Printing/Supplies/Postage      | <u>84.00</u>           |
| Total Administrative           | 679.00                 |
| Lawn Care Maintenance          |                        |
| Fertilization                  | 2,784.00               |
| Open/Close Irrigation/Backflow | 1,980.00               |
| Tree Trimming/Uplift/Removal   | <u>1,085.00</u>        |
| Total Lawn Care Maintenance    | 5,849.00               |
| Utilities                      |                        |
| Trash                          | 2,460.49               |
| Water                          | <u>20.52</u>           |
| Total Utilities                | 2,481.01               |
| Total Expense                  | <u>9,009.01</u>        |
| Net Ordinary Income            | <u>1,054.52</u>        |
| Net Income                     | <u><u>1,054.52</u></u> |

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

|  | Jan - Mar 25     | Budget            |
|--|------------------|-------------------|
| Ordinary Income/Expense                |                  |                   |
| Income                                 |                  |                   |
| Finance Charges                        | 13.85            |                   |
| Maintenance Fee                        |                  |                   |
| Maintenance Fees-1250 sq ft            | 9,534.61         | 39,600.00         |
| Maintenance Fees-1450 sq ft            | 30,089.86        | 118,668.00        |
| Maintenance Fees-1550 sq ft            | 6,696.00         | 24,552.00         |
| Maintenance Fees-1725 sq ft            | 1,656.00         | 4,554.00          |
| Maintenance Fees-1850 sq ft            | 10,932.50        | 48,840.00         |
| <b>Total Maintenance Fee</b>           | <b>58,908.97</b> | <b>236,214.00</b> |
| <b>Total Income</b>                    | <b>58,922.82</b> | <b>236,214.00</b> |
| <b>Gross Profit</b>                    | <b>58,922.82</b> | <b>236,214.00</b> |
| Expense                                |                  |                   |
| Administrative                         |                  |                   |
| Accounting & Tax Fees                  | 325.00           | 325.00            |
| Activities                             | 0.00             | 300.00            |
| Bank Service Charges                   | 30.00            | 50.00             |
| Communications                         | 0.00             | 120.00            |
| Filing Fees                            | 0.00             | 500.00            |
| Insurance                              | 1,020.00         | 1,150.00          |
| Legal fees                             | 0.00             | 3,000.00          |
| Management fees                        | 1,695.00         | 6,780.00          |
| Printing/Supplies/Postage              | 84.00            | 500.00            |
| Website                                | 0.00             | 350.00            |
| <b>Total Administrative</b>            | <b>3,154.00</b>  | <b>13,075.00</b>  |
| Lawn Care Maintenance                  |                  |                   |
| Core Aeration                          | 0.00             | 1,500.00          |
| Fertilization                          | 2,784.00         | 14,800.00         |
| Irrigation                             | 0.00             | 14,000.00         |
| Leaf Clean up                          | 0.00             | 5,000.00          |
| Monument Landscape                     | 0.00             | 100.00            |
| Mowing                                 | 0.00             | 59,365.00         |
| Mulch                                  | 0.00             | 3,500.00          |
| Open/Close Irrigation/Backflow         | 1,980.00         | 7,260.00          |
| Shrub Trimming                         | 0.00             | 5,000.00          |
| Snow Removal                           | 13,130.00        | 8,000.00          |
| Tree Trimming/Uplift/Removal           | 1,085.00         | 25,000.00         |
| Tree/Shrub Replacement                 | 0.00             | 8,000.00          |
| Verticut                               | 0.00             | 500.00            |
| <b>Total Lawn Care Maintenance</b>     | <b>18,979.00</b> | <b>152,025.00</b> |
| Repairs & Maintenance                  |                  |                   |
| Building Repairs                       | 0.00             | 4,000.00          |
| Gutter/Downspout Cleaning              | 0.00             | 8,500.00          |
| Monument Repairs                       | 0.00             | 250.00            |
| Painting                               | 0.00             | 16,500.00         |
| Power Washing                          | 0.00             | 2,250.00          |
| <b>Total Repairs &amp; Maintenance</b> | <b>0.00</b>      | <b>31,500.00</b>  |
| Utilities                              |                  |                   |
| Trash                                  | 7,309.05         | 30,550.00         |
| Water                                  | 60.15            | 4,000.00          |
| <b>Total Utilities</b>                 | <b>7,369.20</b>  | <b>34,550.00</b>  |
| <b>Total Expense</b>                   | <b>29,502.20</b> | <b>231,150.00</b> |
| <b>Net Ordinary Income</b>             | <b>29,420.62</b> | <b>5,064.00</b>   |
| <b>Net Income</b>                      | <b>29,420.62</b> | <b>5,064.00</b>   |

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

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|        | Type    | Date       | Account        | Split           | Amount |
|--------|---------|------------|----------------|-----------------|--------|
| Mar 25 |         |            |                |                 |        |
|        | Deposit | 03/31/2025 | ARVEST-CD-7086 | Interest Income | 240.75 |
|        | Deposit | 03/31/2025 | ARVEST-MM3540  | Interest Income | 3.11   |
|        | Deposit | 03/31/2025 | ARVESTCD3749   | Interest Income | 676.08 |
| Mar 25 |         |            |                |                 |        |

# Raintree Villa's Homeowners Association

## Balance Sheet

As of March 31, 2025

|                                 | Mar 31, 25        |
|---------------------------------|-------------------|
| <b>ASSETS</b>                   |                   |
| Current Assets                  |                   |
| Checking/Savings                |                   |
| ARVEST-CD-7086                  | 23,599.13         |
| ARVEST-MM3540                   | 2,613.08          |
| ARVESTCD3749                    | 62,569.87         |
| Operating Account               | 31,583.92         |
| Total Checking/Savings          | 120,366.00        |
| Total Current Assets            | 120,366.00        |
| <b>TOTAL ASSETS</b>             | <b>120,366.00</b> |
| <b>LIABILITIES &amp; EQUITY</b> | 0.00              |