

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
September 2024

	Sep 24
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	850.00
Maintenance Fees-1450 sq ft	4,863.17
Maintenance Fees-1550 sq ft	558.00
Maintenance Fees-1850 sq ft	2,652.50
Total Maintenance Fee	8,923.67
Other Income	
Credit Card Service Fee	16.75
Total Other Income	16.75
Total Income	8,940.42
Gross Profit	8,940.42
Expense	
Administrative	
Management fees	565.00
Total Administrative	565.00
Lawn Care Maintenance	
Irrigation	5,995.47
Mowing	7,440.00
Total Lawn Care Maintenance	13,435.47
Utilities	
Trash	2,424.28
Water	667.88
Total Utilities	3,092.16
Total Expense	17,092.63
Net Ordinary Income	-8,152.21
Net Income	-8,152.21

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
 January through September 2024

	Jan - Sep 24	Budget
Ordinary Income/Expense		
Income		
Funds to transfer to RLPOA	608.21	
Maintenance Fee		
Maintenance Fees-1250 sq ft	21,912.35	28,800.00
Maintenance Fees-1450 sq ft	69,339.00	86,304.00
Maintenance Fees-1550 sq ft	14,294.80	17,856.00
Maintenance Fees-1725 sq ft	2,691.00	3,312.00
Maintenance Fees-1850 sq ft	28,305.00	35,520.00
Total Maintenance Fee	136,542.15	171,792.00
Other Income		
Credit Card Service Fee	27.75	
Reimbursement for Signs	367.41	
Total Other Income	395.16	
Reimbursement for Social Activi	175.00	
Total Income	137,720.52	171,792.00
Gross Profit	137,720.52	171,792.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	325.00
Activities	320.41	300.00
Assessment Signs	367.41	
Bank Service Charges	0.00	50.00
Communications	0.00	120.00
Credit Card Service Fee	19.11	
Filing Fees	11.00	100.00
Insurance	917.00	925.00
Legal fees	1,100.00	1,000.00
Management fees	5,085.00	6,780.00
Printing/Supplies/Postage	54.74	200.00
Raintree Lake Prop Owners Dues	608.21	
Website	348.00	300.00
Total Administrative	9,155.88	10,100.00
Deposit Error	450.00	
Lawn Care Maintenance		
Core Aeration	0.00	1,500.00
Fertilization	11,136.00	14,000.00
Irrigation	9,491.36	14,000.00
Leaf Clean up	0.00	6,000.00
Monument Landscape	100.00	500.00
Mowing	40,920.00	59,365.00
Mulch	3,500.00	3,500.00
Open/Close Irrigation/Backflow	6,301.52	7,260.00
Shrub Trimming	5,885.00	5,000.00
Snow Removal	5,020.00	8,000.00
Tree Trimming/Uplift/Removal	21,918.00	25,000.00
Tree/Shrub Replacement	6,617.28	8,000.00
Verticut	0.00	500.00
Total Lawn Care Maintenance	110,889.16	152,625.00
Repairs & Maintenance		
Building Repairs	955.00	4,000.00
Gutter/Downspout Cleaning	0.00	8,500.00
Painting	15,600.00	16,000.00
Power Washing	2,160.00	2,160.00
Total Repairs & Maintenance	18,715.00	30,660.00

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
 January through September 2024

	Jan - Sep 24	Budget
Utilities		
Trash	21,226.75	26,350.00
Water	2,006.94	4,000.00
Total Utilities	23,233.69	30,350.00
Total Expense	162,443.73	223,735.00
Net Ordinary Income	-24,723.21	-51,943.00
Net Income	-24,723.21	-51,943.00

Raintree Villa's Homeowners Association
Balance Sheet
 As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
ARVEST-CD-7086	23,104.55
ARVEST-MM3540	2,591.60
ARVESTCD3749	61,217.66
Operating Account	4,895.93
Total Checking/Savings	91,809.74
Total Current Assets	91,809.74
TOTAL ASSETS	91,809.74
LIABILITIES & EQUITY	0.00