

**Raintree Villa's Homeowners Association**  
**Profit & Loss Operating Current Month**  
**September 2022**

	Sep 22
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Maintenance Fee</b>	
Assessment 2022 for painting	3,294.40
Maintenance Fees-1250 sq ft	1,600.00
Maintenance Fees-1450 sq ft	4,812.00
Maintenance Fees-1550 sq ft	1,116.00
Maintenance Fees-1725 sq ft	414.00
Maintenance Fees-1850 sq ft	1,516.80
<b>Total Maintenance Fee</b>	12,753.20
<b>Total Income</b>	12,753.20
<b>Gross Profit</b>	12,753.20
<b>Expense</b>	
<b>Administrative</b>	
Management fees	565.00
Printing/Office Supplies	29.99
<b>Total Administrative</b>	594.99
<b>Overpayment of dues</b>	444.00
<b>Repairs &amp; Maintenance</b>	
Bldg, gutters, roof repairs	115.00
Painting	8,911.00
<b>Total Repairs &amp; Maintenance</b>	9,026.00
<b>Utilities</b>	
Trash	1,458.50
Water	823.68
<b>Total Utilities</b>	2,282.18
<b>Total Expense</b>	12,347.17
<b>Net Ordinary Income</b>	406.03
<b>Net Income</b>	406.03

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of September 30, 2022

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	Sep 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ARVEST-MM-1777	2,371.36
BM-CD-6836	41,056.09
Mazuma	83,064.44
Operating Account	26,994.74
Total Checking/Savings	<u>153,486.63</u>
Total Current Assets	<u>153,486.63</u>
<b>TOTAL ASSETS</b>	<u><u>153,486.63</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00

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Cash Basis

**Raintree Villa's Homeowners Association  
Profit & Loss Budget Performance  
January through September 2022**

	Jan - Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Finance Charges	0.00	0.00	0.00	0.00	0.00
Legal Fees	41.00		41.00		
Maintenance Fee					
Assessment 2022 for painting	22,214.40	28,632.00	22,214.40	28,632.00	28,632.00
Maintenance Fees-1250 sq ft	22,656.84	21,600.00	22,656.84	21,600.00	28,800.00
Maintenance Fees-1450 sq ft	63,650.00	64,728.00	63,650.00	64,728.00	86,304.00
Maintenance Fees-1550 sq ft	13,020.00	13,392.00	13,020.00	13,392.00	17,856.00
Maintenance Fees-1725 sq ft	2,484.00	2,484.00	2,484.00	2,484.00	3,312.00
Maintenance Fees-1850 sq ft	25,630.00	26,667.00	25,630.00	26,667.00	35,520.00
<b>Total Maintenance Fee</b>	<b>149,655.24</b>	<b>157,503.00</b>	<b>149,655.24</b>	<b>157,503.00</b>	<b>200,424.00</b>
<b>Total Income</b>	<b>149,696.24</b>	<b>157,503.00</b>	<b>149,696.24</b>	<b>157,503.00</b>	<b>200,424.00</b>
<b>Gross Profit</b>	<b>149,696.24</b>	<b>157,503.00</b>	<b>149,696.24</b>	<b>157,503.00</b>	<b>200,424.00</b>
<b>Expense</b>					
<b>Administrative</b>					
Accounting & Tax Fees	325.00	325.00	325.00	325.00	325.00
Activities	0.00	200.00	0.00	200.00	200.00
Annual Meeting	231.20		231.20		
Annual Registration	21.00		21.00		
Bank Service Charges	0.00	25.00	0.00	25.00	25.00
Communications	90.00	0.00	90.00	0.00	120.00
Filing Fees	41.00	150.00	41.00	150.00	150.00
Insurance	0.00	1,631.00	0.00	1,631.00	1,631.00
Legal fees	0.00	1,000.00	0.00	1,000.00	1,000.00
Management fees	5,085.00	5,085.00	5,085.00	5,085.00	6,780.00
Printing/Office Supplies	165.68	300.00	165.68	300.00	300.00
Raintree Lake Prop Owners Dues	637.61		637.61		
Safety Deposit Box	25.00	45.00	25.00	45.00	45.00
Website	192.17	102.00	192.17	102.00	120.00
<b>Total Administrative</b>	<b>6,813.66</b>	<b>8,863.00</b>	<b>6,813.66</b>	<b>8,863.00</b>	<b>10,696.00</b>
<b>Lawn Maintenance</b>					
Dirt Work/Sod	0.00	850.00	0.00	850.00	850.00
Fertilization	6,960.00	6,960.00	6,960.00	6,960.00	11,600.00
Grub Control	0.00	4,640.00	0.00	4,640.00	4,640.00
Gutter Cleaning	0.00	12,000.00	0.00	12,000.00	12,000.00
Irrigation	13,229.40	13,052.92	13,229.40	13,052.92	20,000.00
Leaf Clean up	1,968.00	0.00	1,968.00	0.00	5,450.00
Monument Cleaning/Plants	0.00	100.00	0.00	100.00	100.00
Mowing	29,880.00	32,430.00	29,880.00	32,430.00	57,660.00
Mulch	4,750.00	5,000.00	4,750.00	5,000.00	5,000.00
Shrub Trimming	4,935.00	4,800.00	4,935.00	4,800.00	4,800.00
Snow Removal	7,175.00	3,600.00	7,175.00	3,600.00	8,000.00

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 10/06/22  
 Cash Basis

**Raintree Villa's Homeowners Association**  
**Profit & Loss Budget Performance**  
 January through September 2022

	Jan - Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
Tree Trimming/Uplift	4,295.00	3,770.00	4,295.00	3,770.00	15,000.00
Tree/Shrub Replacement	0.00	0.00	0.00	0.00	3,000.00
Verticut	0.00	0.00	0.00	0.00	2,000.00
<b>Total Lawn Maintenance</b>	<b>73,192.40</b>	<b>87,202.92</b>	<b>73,192.40</b>	<b>87,202.92</b>	<b>150,100.00</b>
Overpayment of dues	444.00		444.00		
Repairs & Maintenance					
Bldg, gutters, roof repairs	13,825.63	9,079.00	13,825.63	9,079.00	12,103.00
Painting	54,272.00	55,351.00	54,272.00	55,351.00	55,351.00
<b>Total Repairs &amp; Maintenance</b>	<b>68,097.63</b>	<b>64,430.00</b>	<b>68,097.63</b>	<b>64,430.00</b>	<b>67,454.00</b>
Transfer to Money Market	1,325.00		1,325.00		
Utilities					
Trash	13,014.50	13,104.00	13,014.50	13,104.00	17,472.00
Water	3,227.85	1,449.68	3,227.85	1,449.68	3,000.00
<b>Total Utilities</b>	<b>16,242.35</b>	<b>14,553.68</b>	<b>16,242.35</b>	<b>14,553.68</b>	<b>20,472.00</b>
<b>Total Expense</b>	<b>166,115.04</b>	<b>175,049.60</b>	<b>166,115.04</b>	<b>175,049.60</b>	<b>248,722.00</b>
<b>Net Ordinary Income</b>	<b>-16,418.80</b>	<b>-17,546.60</b>	<b>-16,418.80</b>	<b>-17,546.60</b>	<b>-48,298.00</b>
<b>Net Income</b>	<b>-16,418.80</b>	<b>-17,546.60</b>	<b>-16,418.80</b>	<b>-17,546.60</b>	<b>-48,298.00</b>