

Raintree Villa's Homeowners Association
Profit & Loss Operating Current Month
April 2019

	Apr 19
Ordinary Income/Expense	
Income	
Maintenance Fee	
Maintenance Fees-1250 sq ft	4,150.00
Maintenance Fees-1450 sq ft	11,552.00
Maintenance Fees-1550 sq ft	2,604.00
Maintenance Fees-1850 sq ft	4,888.00
Total Maintenance Fee	23,194.00
Total Income	23,194.00
Gross Profit	23,194.00
Expense	
Administrative	
Legal fees	43.75
Management fees	565.00
Total Administrative	608.75
Lawn Maintenance	
Dirt Work	585.00
Fertilization	2,320.00
General Clean Up	110.00
Gutter Cleanout	225.00
Mulch	6,275.00
Tree Trimming/Uplift	1,575.00
Total Lawn Maintenance	11,090.00
Repairs & Maintenance	
Roof Repairs	385.00
Total Repairs & Maintenance	385.00
Utilities	
Trash	917.41
Water	101.93
Total Utilities	1,019.34
Total Expense	13,103.09
Net Ordinary Income	10,090.91
Net Income	10,090.91

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
 January through April 2019

	Jan - Apr 19	Budget
Ordinary Income/Expense		
Income		
Finance Charges	91.79	
Legal Fees	400.00	
Maintenance Fee		
Maintenance Fees-1250 sq ft	11,348.88	3,312.00
Maintenance Fees-1450 sq ft	33,676.00	17,856.00
Maintenance Fees-1550 sq ft	6,696.00	28,800.00
Maintenance Fees-1725 sq ft	1,242.00	35,520.00
Maintenance Fees-1850 sq ft	13,774.00	86,304.00
Total Maintenance Fee	66,736.88	171,792.00
Total Income	67,228.67	171,792.00
Gross Profit	67,228.67	171,792.00
Expense		
Administrative		
Accounting & Tax Fees	325.00	400.00
Activities	0.00	900.00
Communications	93.10	120.00
Filing Fees	0.00	150.00
Insurance	812.00	1,000.00
Legal fees	262.50	1,500.00
Management fees	2,260.00	7,000.00
Printing/Office Supplies	40.47	150.00
Safety Deposit Box	0.00	25.00
Survey	1,300.00	
Website	0.00	90.00
Total Administrative	5,093.07	11,335.00
Lawn Maintenance		
Core Aeration	0.00	4,500.00
Dirt Work	775.00	
Fertilization	2,320.00	9,280.00
General Clean Up	120.25	
Gutter Cleanout	2,235.00	4,000.00
Insect Control	0.00	5,000.00
Irrigation	0.00	23,000.00
Leaf Clean up	3,060.00	3,600.00
Monument Cleaning/Plants	0.00	700.00
Mowing	0.00	57,660.00
Mulch	6,275.00	5,000.00
Shrub Trimming	0.00	4,800.00
Snow Removal	9,675.00	12,000.00
Tree Trimming/Uplift	4,375.00	9,500.00
Tree/Shrub Replacement	0.00	4,000.00
Verticut	0.00	5,000.00
Weed Control	0.00	2,320.00
Total Lawn Maintenance	28,835.25	150,360.00
Repairs & Maintenance		
Non-Budgeted Repairs	0.00	3,500.00
Painting	0.00	30,000.00
Roof Repairs	1,060.00	
Total Repairs & Maintenance	1,060.00	33,500.00
Utilities		
Trash	3,669.64	12,000.00
Water	167.43	4,500.00
Total Utilities	3,837.07	16,500.00

Raintree Villa's Homeowners Association
Profit & Loss Budget vs. Actual Operating Account YTD
January through April 2019

	<u>Jan - Apr 19</u>	<u>Budget</u>
Total Expense	38,825.39	211,695.00
Net Ordinary Income	28,403.28	-39,903.00
Net Income	<u>28,403.28</u>	<u>-39,903.00</u>