

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

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	Jul 19
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Finance Charges	50.24
Legal Fees	100.00
<b>Maintenance Fee</b>	
Maintenance Fees-1250 sq ft	4,174.32
Maintenance Fees-1450 sq ft	13,991.70
Maintenance Fees-1550 sq ft	2,604.00
Maintenance Fees-1725 sq ft	828.00
Maintenance Fees-1850 sq ft	4,740.00
<b>Total Maintenance Fee</b>	26,338.02
<b>Total Income</b>	26,488.26
<b>Gross Profit</b>	26,488.26
<b>Expense</b>	
<b>Administrative</b>	
Management fees	565.00
<b>Total Administrative</b>	565.00
<b>Repairs &amp; Maintenance</b>	
Painting	13,201.44
Window Washing	240.00
<b>Total Repairs &amp; Maintenance</b>	13,441.44
<b>Utilities</b>	
Trash	917.41
Water	607.34
<b>Total Utilities</b>	1,524.75
<b>Total Expense</b>	15,531.19
<b>Net Ordinary Income</b>	10,957.07
<b>Net Income</b>	10,957.07

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

	Jan - Jul 19	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Finance Charges	142.03	
Legal Fees	600.00	
<b>Maintenance Fee</b>		
Maintenance Fees-1250 sq ft	18,023.20	3,312.00
Maintenance Fees-1450 sq ft	55,503.70	17,856.00
Maintenance Fees-1550 sq ft	10,416.00	28,800.00
Maintenance Fees-1725 sq ft	2,484.00	35,520.00
Maintenance Fees-1850 sq ft	22,506.00	86,304.00
<b>Total Maintenance Fee</b>	<u>108,932.90</u>	<u>171,792.00</u>
<b>Total Income</b>	<u>109,674.93</u>	<u>171,792.00</u>
<b>Gross Profit</b>	109,674.93	171,792.00
<b>Expense</b>		
<b>Administrative</b>		
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	3,955.00	7,000.00
Printing/Office Supplies	40.47	150.00
Safety Deposit Box	25.00	25.00
Survey	1,300.00	
Website	90.00	90.00
<b>Total Administrative</b>	<u>6,903.07</u>	<u>11,335.00</u>
<b>Lawn Maintenance</b>		
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	3,125.00	4,000.00
Insect Control	0.00	5,000.00
Irrigation	1,800.00	23,000.00
Leaf Clean up	3,060.00	3,600.00
Monument Cleaning/Plants	0.00	700.00
Mowing	14,880.00	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	205.00	4,000.00
Verticut	0.00	5,000.00
Weed Control	180.00	2,320.00
<b>Total Lawn Maintenance</b>	<u>46,790.25</u>	<u>150,360.00</u>
<b>Repairs &amp; Maintenance</b>		
Building Repairs	90.00	
Gutter Repairs	335.00	
Non-Budgeted Repairs/Gutters	1,120.00	3,500.00
Painting	40,707.34	30,000.00
Roof Repairs	610.00	
Window Washing	560.00	
Wrought Iron	45.00	
<b>Total Repairs &amp; Maintenance</b>	<u>43,467.34</u>	<u>33,500.00</u>
<b>Utilities</b>		
Trash	6,421.87	12,000.00

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

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	<u>Jan - Jul 19</u>	<u>Budget</u>
Water	857.52	4,500.00
Total Utilities	7,279.39	16,500.00
Total Expense	104,440.05	211,695.00
Net Ordinary Income	5,234.88	-39,903.00
Net Income	<u>5,234.88</u>	<u>-39,903.00</u>

**Raintree Villa's Homeowners Association**  
**Balance Sheet**  
As of July 31, 2019

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	<u>Jul 31, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ARVEST-MM-1777	42,331.71
BM-CD-7616	39,153.51
BM-CD-7617	36,800.58
EQUITY-3649	50,000.00
EQUITY 2929	38,088.59
Mazuma	79,302.98
Operating Account	24,157.76
<b>Total Checking/Savings</b>	<u>309,835.13</u>
<b>Total Current Assets</b>	<u>309,835.13</u>
<b>TOTAL ASSETS</b>	<u><u>309,835.13</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00