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Raintree Villas Home Owners Association  
Balance Sheet  
July 31, 2018

	This Year	Last Year
<b>ASSETS</b>		
Current Assets		
Common Area-Checking	\$ 32,572.02	\$ 34,998.10
Common Area-Reserve	3,305.51	3,305.51
HOA Dues Receivable	14,010.38	16,442.04
Bad Debt Allowance	(3,780.33)	(4,000.00)
Prepaid Insurance	71,572.86	29,840.98
Utility Deposits	350.00	350.00
Total Current Assets	118,030.44	80,936.63
Property and Equipment		
Total Property and Equipment	0.00	0.00
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	\$ 118,030.44	\$ 80,936.63
<b>LIABILITIES AND CAPITAL</b>		
Current Liabilities		
HOA Insurance Payable	\$ 39,039.74	\$ 23,840.15
Prepaid Dues	6,236.17	3,359.55
Total Current Liabilities	45,275.91	27,199.70
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	45,275.91	27,199.70
Capital		
Prior Years Equity	60,078.66	47,622.40
Net Income or (Deficit)	12,675.87	6,114.53
Total Capital	72,754.53	53,736.93
Total Liabilities & Capital	\$ 118,030.44	\$ 80,936.63

Raintree Villas Home Owners Association  
Income Statement  
For the Seven Months Ending July 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
<b>OPERATING REVENUES</b>						
Assessment Income:						
Common Area Assessment	\$ 12,914.70	\$ 12,915.00	(\$ 0.30)	\$ 90,402.90	\$ 90,405.00	(\$ 2.10)
Total Assessment Income	12,914.70	12,915.00	(0.30)	90,402.90	90,405.00	(2.10)
Miscellaneous Income:						
Letter Prep Fee Income	0.00	0.00	0.00	15.00	0.00	15.00
Service Charge Income	100.00	0.00	100.00	840.00	0.00	840.00
Total Miscellaneous Income	100.00	0.00	100.00	855.00	0.00	855.00
Total Operating Revenues	13,014.70	12,915.00	99.70	91,257.90	90,405.00	852.90
<b>OPERATING EXPENSES</b>						
Maintenance and Repairs:						
Building Repairs - Ext	0.00	400.00	(400.00)	420.00	1,200.00	(780.00)
Drainage & Erosion	0.00	0.00	0.00	270.82	0.00	270.82
Electrical	0.00	105.00	(105.00)	175.64	560.00	(384.36)
Fence Replacement	0.00	0.00	0.00	952.50	0.00	952.50
Fence Repairs	0.00	200.00	(200.00)	87.50	800.00	(712.50)
General Maintenance	0.00	0.00	0.00	157.50	0.00	157.50
Guttering	0.00	0.00	0.00	0.00	420.00	(420.00)
Hardware & Locks	0.00	0.00	0.00	26.00	50.00	(24.00)
Fire Suppression Monitoring	(39.95)	40.00	(79.95)	(119.85)	280.00	(399.85)
Landscaping-Lawn,Shrub	447.92	800.00	(352.08)	4,160.42	5,600.00	(1,439.58)
Landscaping-Fert.Insect	0.00	0.00	0.00	115.00	0.00	115.00
Landscaping-Special	0.00	0.00	0.00	0.00	2,400.00	(2,400.00)
Mailboxes	47.47	35.00	12.47	1,440.99	140.00	1,300.99
Materials & Supplies	0.00	0.00	0.00	151.66	0.00	151.66
Paint/Repair-Common Area	0.00	50.00	(50.00)	0.00	150.00	(150.00)
Parking Lots & Driveways	0.00	0.00	0.00	20.64	800.00	(779.36)
Pest Control	0.00	0.00	0.00	720.00	1,000.00	(280.00)
Plumbing	0.00	1,000.00	(1,000.00)	127.98	6,000.00	(5,872.02)
Porch Repairs	0.00	0.00	0.00	0.00	300.00	(300.00)
Signage	0.00	0.00	0.00	155.24	150.00	5.24
Snow Removal	0.00	0.00	0.00	0.00	140.00	(140.00)

Accrual Accounting - For Management Purposes Only

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	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Tree Trimming/Removal	455.44	2,630.00	(2,174.56)	8,879.54	20,790.00	(11,910.46)
Termite Contract	0.00	0.00	0.00	0.00	800.00	(800.00)
<b>Total Maintenance and Repairs</b>	<b>455.44</b>	<b>2,630.00</b>	<b>(2,174.56)</b>	<b>8,879.54</b>	<b>20,790.00</b>	<b>(11,910.46)</b>
<b>Utilities and Contract Services:</b>						
Common - Electricity	176.11	200.00	(23.89)	1,161.29	1,400.00	(238.71)
Common - Trash	854.30	1,100.00	(245.70)	6,547.19	7,700.00	(1,152.81)
Water & Sewer	2,932.13	3,000.00	(67.87)	22,011.55	18,800.00	3,211.55
<b>Total Utilities and Contract Services</b>	<b>3,962.54</b>	<b>4,300.00</b>	<b>(337.46)</b>	<b>29,720.03</b>	<b>27,900.00</b>	<b>1,820.03</b>
<b>General and Administrative:</b>						
Board Director/Annual Meeting	0.00	0.00	0.00	60.76	0.00	60.76
Bad Debt	0.00	0.00	0.00	0.00	17,018.00	(17,018.00)
Management Fee	940.00	940.00	0.00	6,650.00	6,580.00	70.00
Bank Charges	0.00	10.00	(10.00)	0.00	70.00	(70.00)
Copies	43.30	40.00	3.30	371.90	505.00	(133.10)
Legal and Accounting	2,023.00	0.00	2,023.00	2,008.50	2,327.00	(318.50)
Office Supplies	0.00	10.00	(10.00)	24.00	70.00	(46.00)
Postage	15.12	40.00	(24.88)	202.35	360.00	(157.65)
Security Services	39.95	0.00	39.95	119.85	0.00	119.85
<b>Total General and Administrative</b>	<b>3,061.37</b>	<b>1,040.00</b>	<b>2,021.37</b>	<b>9,437.36</b>	<b>26,930.00</b>	<b>(17,492.64)</b>
<b>Fixed Expenses:</b>						
Insurance - Property	3,253.31	3,405.00	(151.69)	21,215.10	21,975.00	(759.90)
<b>Total Fixed Expenses</b>	<b>3,253.31</b>	<b>3,405.00</b>	<b>(151.69)</b>	<b>21,215.10</b>	<b>21,975.00</b>	<b>(759.90)</b>
<b>Total Operating Expenses</b>	<b>10,732.66</b>	<b>11,375.00</b>	<b>(642.34)</b>	<b>69,252.03</b>	<b>97,595.00</b>	<b>(28,342.97)</b>
<b>Net Operating Income or (Deficit)</b>	<b>2,282.04</b>	<b>1,540.00</b>	<b>742.04</b>	<b>22,005.87</b>	<b>(7,190.00)</b>	<b>29,195.87</b>

## RESERVE/CAPITAL REVENUES

Accrual Accounting - For Management Purposes Only

Raintree Villas Home Owners Association  
Income Statement  
For the Seven Months Ending July 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Total Reserve/Capital Revenues	0.00	0.00	0.00	0.00	0.00	0.00
Reserve/Capital Expenditures						
Erosion & Drainage	0.00	0.00	0.00	9,330.00	0.00	9,330.00
Total Reserve/Capital Expenditures	0.00	0.00	0.00	9,330.00	0.00	9,330.00
<b>Net Reserve/Capital Income or (Deficit)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(9,330.00)</b>	<b>0.00</b>	<b>(9,330.00)</b>

Accrual Accounting - For Management Purposes Only