

MB

Raintree Villas Home Owners Association
Balance Sheet
June 30, 2018

	This Year	Last Year
ASSETS		
Current Assets		
Common Area-Checking	\$ 29,662.67	\$ 28,567.91
Common Area-Reserve	3,305.51	3,305.51
HOA Dues Receivable	13,632.34	15,016.56
Bad Debt Allowance	(3,780.33)	(4,000.00)
Prepaid Insurance	74,826.17	32,825.08
Utility Deposits	350.00	350.00
Total Current Assets	117,996.36	76,065.06
Property and Equipment		
Total Property and Equipment	0.00	0.00
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	\$ 117,996.36	\$ 76,065.06
 LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable-Trade	\$ 2,478.92	\$ 0.00
HOA Insurance Payable	39,039.74	26,465.50
Prepaid Dues	6,005.21	4,188.38
Total Current Liabilities	47,523.87	30,653.88
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	47,523.87	30,653.88
Capital		
Prior Years Equity	60,078.66	47,622.40
Net Income or (Deficit)	10,393.83	(2,211.22)
Total Capital	70,472.49	45,411.18
Total Liabilities & Capital	\$ 117,996.36	\$ 76,065.06

Raintree Villas Home Owners Association
Income Statement
For the Six Months Ending June 30, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
OPERATING REVENUES						
Assessment Income:						
Common Area Assessment	\$ 12,914.70	\$ 12,915.00	(0.30)	\$ 77,488.20	\$ 77,490.00	(1.80)
Total Assessment Income	12,914.70	12,915.00	(0.30)	77,488.20	77,490.00	(1.80)
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	740.00	0.00	740.00
Total Miscellaneous Income	100.00	0.00	100.00	755.00	0.00	755.00
Total Operating Revenues	13,014.70	12,915.00	99.70	78,243.20	77,490.00	753.20
OPERATING EXPENSES						
Maintenance and Repairs:						
Building Repairs - Ext	17.50	0.00	17.50	420.00	800.00	(380.00)
Drainage & Erosion	0.00	0.00	0.00	270.82	0.00	270.82
Electrical	0.00	70.00	(70.00)	175.64	455.00	(279.36)
Fence Replacement	0.00	0.00	0.00	952.50	0.00	952.50
Fence Repairs	0.00	0.00	0.00	87.50	600.00	(512.50)
General Maintenance	157.50	0.00	157.50	157.50	0.00	157.50
Guttering	0.00	210.00	(210.00)	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)	(79.90)	240.00	(319.90)
Landscaping-Lawn,Shrub	447.92	800.00	(352.08)	3,712.50	4,800.00	(1,087.50)
Landscaping-Fert.Insect	115.00	0.00	115.00	115.00	0.00	115.00
Landscaping-Special	0.00	1,200.00	(1,200.00)	0.00	2,400.00	(2,400.00)
Mailboxes	23.94	0.00	23.94	1,393.52	105.00	1,288.52
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	100.00	(100.00)
Parking Lots & Driveways	20.64	0.00	20.64	20.64	800.00	(779.36)
Pest Control	0.00	500.00	(500.00)	720.00	1,000.00	(280.00)
Plumbing	0.00	0.00	0.00	127.98	5,000.00	(4,872.02)
Porch Repairs	0.00	100.00	(100.00)	0.00	300.00	(300.00)
Signage	0.00	150.00	(150.00)	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

Raintree Villas Home Owners Association
Income Statement
For the Six Months Ending June 30, 2018

	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 Termite Contract	0.00 0.00	0.00 0.00	0.00 0.00	17.50 0.00	0.00 800.00	17.50 (800.00)
Total Maintenance and Repairs	742.55	3,120.00	(2,377.45)	8,424.10	18,160.00	(9,735.90)
Utilities and Contract Services:						
Common - Electricity	179.01	200.00	(20.99)	985.18	1,200.00	(214.82)
Common - Trash	770.46	1,100.00	(329.54)	5,692.89	6,600.00	(907.11)
Water & Sewer	2,772.21	2,800.00	(27.79)	19,079.42	15,800.00	3,279.42
Total Utilities and Contract Services	3,721.68	4,100.00	(378.32)	25,757.49	23,600.00	2,157.49
General and Administrative:						
Board Director/Annual Meeting	60.76	0.00	60.76	60.76	0.00	60.76
Bad Debt	0.00	0.00	0.00	0.00	17,018.00	(17,018.00)
Management Fee	1,010.00	940.00	70.00	5,710.00	5,640.00	70.00
Bank Charges	0.00	10.00	(10.00)	0.00	60.00	(60.00)
Copies	30.00	40.00	(10.00)	328.60	465.00	(136.40)
Legal and Accounting	0.00	1,800.00	(1,800.00)	(14.50)	2,327.00	(2,341.50)
Office Supplies	0.00	10.00	(10.00)	24.00	60.00	(36.00)
Postage	30.63	40.00	(9.37)	187.23	320.00	(132.77)
Security Services	39.95	0.00	39.95	79.90	0.00	79.90
Total General and Administrative	1,171.34	2,840.00	(1,668.66)	6,375.99	25,890.00	(19,514.01)
Fixed Expenses:						
Insurance - Property	3,253.31	3,095.00	158.31	17,961.79	18,570.00	(608.21)
Total Fixed Expenses	3,253.31	3,095.00	158.31	17,961.79	18,570.00	(608.21)
Total Operating Expenses	8,888.88	13,155.00	(4,266.12)	58,519.37	86,220.00	(27,700.63)
Net Operating Income or (Deficit)	4,125.82	(240.00)	4,365.82	19,723.83	(8,730.00)	28,453.83

RESERVE/CAPITAL REVENUES

Accrual Accounting - For Management Purposes Only

Raintree Villas Home Owners Association
 Income Statement
 For the Six Months Ending June 30, 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	9,330.00	0.00	9,330.00	9,330.00	0.00	9,330.00
Total Reserve/Capital Expenditures	9,330.00	0.00	9,330.00	9,330.00	0.00	9,330.00
Net Reserve/Capital Income or (Deficit)	\$ (9,330.00)	\$ 0.00	\$ (9,330.00)	\$ (9,330.00)	\$ 0.00	\$ (9,330.00)