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Raintree Villas Home Owners Association
Balance Sheet
July 31, 2018

		This Year		Last Year
ASSETS				
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
LIABILITIES AND CAPITAL				
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

Rainree 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
OPERATING REVENUES						
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
OPERATING EXPENSES						
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

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
Tree Trimming/Removal	0.00	0.00	0.00	17.50	0.00	17.50
Termite Contract	0.00	0.00	0.00	0.00	800.00	(800.00)
Total Maintenance and Repairs	455.44	2,630.00	(2,174.56)	8,879.54	20,790.00	(11,910.46)
Utilities and Contract Services:						
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
Total Utilities and Contract Services	3,962.54	4,300.00	(337.46)	29,720.03	27,900.00	1,820.03
General and Administrative:						
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
Total General and Administrative	3,061.37	1,040.00	2,021.37	9,437.36	26,930.00	(17,492.64)
Fixed Expenses:						
Insurance - Property	3,253.31	3,405.00	(151.69)	21,215.10	21,975.00	(759.90)
Total Fixed Expenses	3,253.31	3,405.00	(151.69)	21,215.10	21,975.00	(759.90)
Total Operating Expenses	10,732.66	11,375.00	(642.34)	69,252.03	97,595.00	(28,342.97)
Net Operating Income or (Deficit)	2,282.04	1,540.00	742.04	22,005.87	(7,190.00)	29,195.87

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
Net Reserve/Capital Income or (Deficit)	0.00	0.00	0.00	(9,330.00)	0.00	(9,330.00)

Accrual Accounting - For Management Purposes Only