

The Fountains at Raintree Lake

Profit & Loss

August 2026

	Aug 26
Ordinary Income/Expense	
Income	
Homeowner Dues	2,670.17
Late Charge	26.00
Transfer Fee	500.00
Total Income	3,196.17
Gross Profit	3,196.17
Expense	
Administrative	
Bank /Credit Card Charges	53.02
Management Fees	935.00
Printing	449.50
Total Administrative	1,437.52
Assessment Expenses	
Monthly Fountain Maintenance	349.00
Total Assessment Expenses	349.00
Grounds Maintenance	
Irrigation system maintenance	8,065.95
Pond Maintenance - Blue Valley	275.00
Storm Clean Up	85.00
Total Grounds Maintenance	8,425.95
Lawn Maintenance	
Mowing/Blowing/Trim/Chemicals	16,516.50
Total Lawn Maintenance	16,516.50
Structures/Hardware	
Pond Dredging, Spillway/Wall	529.05
Total Structures/Hardware	529.05
Utility and Services	
City - Water	4,644.02
Evergy - electric bill	359.74
Total Utility and Services	5,003.76
Total Expense	32,261.78
Net Ordinary Income	-29,065.61
Net Income	-29,065.61

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09/03/26

Cash Basis

The Fountains at Raintree Lake
Profit & Loss Budget vs. Actual
 January through August 2026

	Jan - Aug 26	Budget
Ordinary Income/Expense		
Income		
Carry over from 2025 for Pond	0.00	5,300.00
Credit Card Cash Back	193.12	
Credit Card Fee Reimbursement	20.00	80.00
Homeowner Dues	209,274.91	280,547.52
Interest Income	208.88	24.00
Late Charge	169.40	50.00
Lien Filing Reimbursement	82.00	300.00
Online Payment Fee	27.00	32.00
Reimbursement-Incorrect Charge	260.00	
Returned Check Charges	12.00	
Transfer Fee	2,000.00	
Total Income	212,247.31	286,333.52
Gross Profit	212,247.31	286,333.52
Expense		
Administrative		
Accountant/Taxes	350.00	350.00
Area Error	260.00	
Audit	125.00	300.00
Bank /Credit Card Charges	118.38	200.00
Insurance Expense	5,883.00	6,300.00
Legal Fees	843.00	300.00
Management Fees	7,480.00	7,480.00
Office Supplies/Copying/Print	471.35	400.00
Overpayment of Dues	343.20	
Printing	449.50	
Special Mailing/Postage	0.00	350.00
Storage Unit Rental	659.40	439.60
Website 350 Design/425 Hosting	722.00	775.00
Total Administrative	17,704.83	16,894.60
Assessment Expenses		
Monthly Fountain Maintenance	349.00	
Total Assessment Expenses	349.00	
Grounds Maintenance		
Irrigation system maintenance	16,376.57	37,430.00
Misc. Grounds Maintenance	3,725.16	300.00
Muskrat Control	0.00	500.00
Pond Island Cleanup	0.00	0.00
Pond Maintenance - Blue Valley	2,860.69	2,625.00
Storm Clean Up	85.00	
Tree Spraying (61 evergreensx2)	2,156.50	2,240.00
Tree/Bush Replacement	0.00	2,525.00
Tree/Stump Maintenance	725.00	4,725.00
Turf Repair from Pond Project	0.00	2,100.00
Total Grounds Maintenance	25,928.92	52,445.00
Lawn Maintenance		
Insect and Grub Control	381.50	
Mowing/Blowing/Trim/Chemicals	103,588.44	94,380.00
Snow Removal	12,616.95	12,616.95
Total Lawn Maintenance	116,586.89	106,996.95
Structures/Hardware		
Christmas Lights	0.00	0.00
Fence Repair	600.00	500.00
Foot Bridge (Staining)	880.87	500.00
Pond Dredging, Spillway/Wall	529.05	

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The Fountains at Raintree Lake
Profit & Loss Budget vs. Actual
January through August 2026

	Jan - Aug 26	Budget
Roundabout Fountain	1,806.93	1,795.00
Walking Path Repair	4,800.00	4,800.00
Total Structures/Hardware	8,616.85	7,595.00
Utility and Services		
City - Water	6,252.58	37,600.00
Evergy - electric bill	1,068.74	2,100.00
GFL - Trash Pickup	18,118.23	18,632.00
Total Utility and Services	25,439.55	58,332.00
Work for future		
Gazebos	33.00	0.00
Monuments	0.00	0.00
Pond Aerator	0.00	0.00
Pond Dredging	0.00	0.00
Retaining Wall	0.00	0.00
Storm Water Pipes/Drain	0.00	0.00
White Rail Fence	0.00	0.00
Total Work for future	33.00	0.00
Total Expense	194,659.04	242,263.55
Net Ordinary Income	17,588.27	44,069.97
Net Income	17,588.27	44,069.97

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Cash Basis

The Fountains at Raintree Lake

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
CD2559	12,771.11
Commerce Bank	109,451.09
Total Checking/Savings	122,222.20
Total Current Assets	122,222.20
TOTAL ASSETS	122,222.20
LIABILITIES & EQUITY	0.00

Bank Statement Balance \$109,797.09

Balance Sheet Total \$109,451.09

Difference: \$349

Outstanding Check

Van Liews #6407 \$349