

Reatta Ridge Owners Association
Profit & Loss
January through December 2018

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	TOTAL
Ordinary Income/Expense													
Income													
Owner Dues and Fees													
Chargebacks to Owners	107.00	65.71	57.00	32.00	107.00	235.00	0.00	7.50	0.00	0.00	0.00	100.00	711.21
Dues	31,650.00	10,429.74	14,950.00	7,200.00	1,950.00	3,022.71	466.39	399.77	0.00	610.52	4,755.26	13,672.61	89,107.00
Interest Charges	4.87	1,580.11	0.00	0.00	13.95	64.00	4.65	13.72	0.00	0.00	0.00	0.00	1,681.30
Late Fees	10.00	820.00	0.00	50.00	90.00	266.29	10.00	50.00	0.00	0.00	0.00	82.65	1,378.94
Legal Fee Chargeback to Owners	0.00	2,219.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,219.02
Passed Due Collections	249.62	249.62	249.62	390.88	260.62	249.62	249.62	0.00	249.62	249.62	249.62	499.24	3,147.70
Payment Service Fees	158.55	81.00	171.42	208.00	35.97	49.26	11.00	21.85	37.00	21.70	3.34	65.71	864.80
Total Owner Dues and Fees	32,180.04	15,445.20	15,428.04	7,880.88	2,457.54	3,886.88	741.66	492.84	286.62	881.84	5,008.22	14,420.21	99,109.97
Property Ownership Changes													
Property Transfer Fees	750.00	140.57	300.00	150.00	750.00	750.00	150.00	150.00	150.00	450.00	0.00	450.00	4,190.57
Resale Certificate Preparation	800.00	350.00	0.00	2,565.00	1,165.00	930.00	350.00	800.00	1,150.00	350.00	450.00	450.00	9,360.00
Total Property Ownership Changes	1,550.00	490.57	300.00	2,715.00	1,915.00	1,680.00	500.00	950.00	1,300.00	800.00	450.00	900.00	13,550.57
Total Income	33,730.04	15,935.77	15,728.04	10,595.88	4,372.54	5,566.88	1,241.66	1,442.84	1,586.62	1,681.84	5,458.22	15,320.21	112,660.54
Gross Profit	33,730.04	15,935.77	15,728.04	10,595.88	4,372.54	5,566.88	1,241.66	1,442.84	1,586.62	1,681.84	5,458.22	15,320.21	112,660.54
Expense													
Banking Charges and Fees													
Payment Services Processing Fee	145.30	75.80	157.93	209.76	56.77	59.68	16.38	0.00	35.33	21.47	0.00	60.24	838.66
Banking Charges and Fees - Other	0.00	0.00	0.00	17.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.29
Total Banking Charges and Fees	145.30	75.80	157.93	227.05	56.77	59.68	16.38	0.00	35.33	21.47	0.00	60.24	855.95
Common Areas Upkeep													
General Repairs and Maintenance													
Building and Facilities R&R	0.00	0.00	0.00	1,869.59	478.09	199.94	43.08	0.00	138.00	0.00	10.80	0.00	2,739.50
Common Fences All R&R	0.00	0.00	0.00	1,049.00	0.00	-1,049.00	382.50	0.00	73.34	3,201.34	0.00	1,224.66	4,881.84
Landscaping - All Areas	0.00	0.00	0.00	1,840.00	710.00	0.00	0.00	60.00	0.00	0.00	0.00	1,200.00	3,810.00
Outdoor Furniture	0.00	0.00	0.00	195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	195.00
Plumbing R&R	0.00	0.00	0.00	0.00	415.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.57
Sprinkler R&R	0.00	0.00	0.00	0.00	825.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	985.00
General Repairs and Maintenance - Othe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	480.00	0.00	540.00
Total General Repairs and Maintenance	0.00	0.00	0.00	4,953.59	2,428.66	-689.06	425.58	120.00	211.34	3,201.34	490.80	2,424.66	13,566.91
Lawn Care													
Grounds Fertilize and Services	0.00	0.00	51.74	73.61	73.61	0.00	73.61	73.61	0.00	72.53	37.89	72.53	529.13
Routine Lawn Care	562.50	562.50	562.50	562.50	562.50	612.50	562.50	562.50	562.50	562.50	562.50	562.50	6,800.00

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Total Lawn Care	562.50	562.50	614.24	636.11	636.11	612.50	636.11	636.11	562.50	635.03	600.39	635.03	7,329.13
Pool Expenses													
Facilities Cleaning & Supplies	0.00	0.00	0.00	0.00	28.82	0.00	0.00	0.00	0.00	433.86	0.00	0.00	462.68
Pool Monitor	0.00	0.00	0.00	0.00	0.00	0.00	1,727.67	2,879.45	0.00	-904.97	0.00	0.00	3,702.15
Routine Swimming Pool Service	250.00	250.00	250.00	250.00	250.00	720.00	720.00	720.00	720.00	720.00	240.00	240.00	5,330.00
Swimming Pool Chemicals	0.00	0.00	0.00	509.72	143.54	201.01	292.12	431.84	270.37	263.02	269.48	0.00	2,381.10
Swimming Pool - Repair	232.60	0.00	62.57	65.45	144.57	1,319.08	0.00	0.00	0.00	0.00	0.00	0.00	1,824.27
Total Pool Expenses	482.60	250.00	312.57	825.17	566.93	2,240.09	2,739.79	4,031.29	990.37	511.91	509.48	240.00	13,700.20
Total Common Areas Upkeep	1,045.10	812.50	926.81	6,414.87	3,631.70	2,163.53	3,801.48	4,787.40	1,764.21	4,348.28	1,600.67	3,299.69	34,596.24
Operational Cost and Services													
Events	0.00	0.00	0.00	75.74	415.56	119.05	0.00	0.00	0.00	24.68	289.90	0.00	924.93
Insurance Expense	0.00	1,836.00	5,160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,996.00
Legal & Professional Fees													
General Council and Services	32.00	0.00	350.00	0.00	0.00	0.00	0.00	357.50	1,579.83	0.00	0.00	0.00	2,319.33
Legal - Charged Back to Owners	800.00	0.00	33.50	211.00	0.00	60.30	0.00	511.00	679.25	296.79	0.00	0.00	2,591.84
Legal & Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	59.54	0.00	0.00	0.00	0.00	0.00	0.00	59.54
Total Legal & Professional Fees	832.00	0.00	383.50	211.00	0.00	119.84	0.00	868.50	2,259.08	296.79	0.00	0.00	4,970.71
Office Expense and Supplies	12.98	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	10.81	52.76	10.81	173.84
Postage and Delivery	6.70	0.00	15.26	0.00	90.00	0.00	0.00	0.00	13.40	100.00	0.00	0.00	225.36
Software Suscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.66	0.00	0.00	10.66
Website Expenses	0.00	0.00	0.00	0.00	0.00	19.99	0.00	0.00	0.00	0.00	0.00	0.00	19.99
Total Operational Cost and Services	851.68	1,846.81	5,569.57	297.55	516.37	269.69	10.81	879.31	2,283.29	442.94	342.66	10.81	13,321.49
Utilities													
City of Justin Utilities													
Water 117 Reatta	0.00	208.02	212.75	0.00	0.00	452.00	337.18	0.00	501.74	103.75	258.13	62.49	2,136.06
Water 420 John Wiley	0.00	0.00	0.00	0.00	0.00	0.00	54.82	0.00	124.72	40.00	0.00	0.00	219.54
Water 440 John Wiley	0.00	0.00	0.00	0.00	0.00	100.25	64.92	0.00	139.21	51.87	0.00	0.00	356.25
Water 490 John Wiley	0.00	0.00	0.00	0.00	0.00	40.00	40.00	0.00	80.00	40.00	0.00	0.00	200.00
City of Justin Utilities - Other	0.00	687.91	0.00	77.97	227.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	993.08
Total City of Justin Utilities	0.00	895.93	212.75	77.97	227.20	592.25	496.92	0.00	845.67	235.62	258.13	62.49	3,904.93
Electricity	360.55	408.86	180.28	281.06	326.36	431.95	474.96	460.21	493.17	380.02	140.54	196.06	4,134.02
Telephone Expense	26.47	26.47	26.47	26.96	26.96	0.00	27.76	55.49	0.00	27.76	27.96	27.96	300.26
Total Utilities	387.02	1,331.26	419.50	385.99	580.52	1,024.20	999.64	515.70	1,338.84	643.40	426.63	286.51	8,339.21
Total Expense	2,429.10	4,066.37	7,073.81	7,325.46	4,785.36	3,517.10	4,828.31	6,182.41	5,421.67	5,456.09	2,369.96	3,657.25	57,112.89
Net Ordinary Income	31,300.94	11,869.40	8,654.23	3,270.42	-412.82	2,049.78	-3,586.65	-4,739.57	-3,835.05	-3,774.25	3,088.26	11,662.96	55,547.65

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Other Income/Expense													
Other Expense													
Capital Project - General Paint	0.00	0.00	0.00	10,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,875.00
Capital Project Swimming Pool R	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Other Expense	500.00	0.00	0.00	10,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,375.00
Net Other Income	-500.00	0.00	0.00	-10,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-11,375.00
Net Income	30,800.94	11,869.40	8,654.23	-7,604.58	-412.82	2,049.78	-3,586.65	-4,739.57	-3,835.05	-3,774.25	3,088.26	11,662.96	44,172.65