

Reatta Ridge Owners Association
Profit & Loss
January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Ordinary Income/Expense													
Income													
Owner Dues and Fees													
CC&R Fines and Fees	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Chargebacks to Owners	50.00	0.00	0.00	323.74	135.62	121.00	57.00	41.00	50.00	210.00	0.00	7.00	995.36
Dues	31,700.00	8,457.00	3,631.43	3,265.98	1,783.57	716.91	392.44	668.65	0.00	0.00	2,250.00	15,450.00	68,315.98
Interest Charges	0.00	82.62	70.29	598.33	68.74	160.13	17.76	377.16	305.26	858.45	321.06	249.62	3,109.42
Late Fees	305.26	485.26	276.83	360.00	160.00	70.00	100.00	210.00	0.00	17.03	5.99	0.00	1,990.37
Legal Fee Chargeback to Owners	0.00	50.00	0.00	2,561.99	143.07	154.08	245.26	434.33	0.00	167.20	227.83	305.26	4,289.02
Passed Due Collections	249.62	249.62	0.00	249.62	249.62	0.00	249.62	257.22	0.00	0.00	0.00	0.00	1,505.32
Payment Service Fees	293.34	144.29	55.00	69.00	21.00	11.14	18.32	38.00	26.00	0.00	0.00	141.00	817.09
Total Owner Dues and Fees	32,598.22	9,468.79	4,033.55	7,428.66	2,561.62	1,283.26	1,080.40	2,026.36	381.26	1,252.68	2,804.88	16,152.88	81,072.56
Property Ownership Changes													
Property Transfer Fees	150.00	0.00	450.00	0.00	150.00	0.00	300.00	450.00	150.00	300.00	0.00	300.00	2,250.00
Resale Certificate Preparation	450.00	700.00	350.00	350.00	0.00	700.00	350.00	800.00	800.00	0.00	930.00	350.00	5,780.00
Total Property Ownership Changes	600.00	700.00	800.00	350.00	150.00	700.00	650.00	1,250.00	950.00	300.00	930.00	650.00	8,030.00
Total Income	33,198.22	10,168.79	4,833.55	7,778.66	2,711.62	1,983.26	1,730.40	3,276.36	1,331.26	1,552.68	3,734.88	16,802.88	89,102.56
Gross Profit	33,198.22	10,168.79	4,833.55	7,778.66	2,711.62	1,983.26	1,730.40	3,276.36	1,331.26	1,552.68	3,734.88	16,802.88	89,102.56
Expense													
Banking Charges and Fees													
Payment Services Processing Fee	241.25	158.03	60.46	65.04	18.45	19.41	21.94	27.99	24.56	0.00	13.79	131.54	782.46
Total Banking Charges and Fees	241.25	158.03	60.46	65.04	18.45	19.41	21.94	27.99	24.56	0.00	13.79	131.54	782.46
Common Areas Upkeep													
General Repairs and Maintenance													
Annual Backflow Tests	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	0.00	0.00	480.00
Building and Facilities R&R	0.00	172.12	1,954.36	1,445.97	12,860.10	75.00	0.00	0.00	0.00	8.60	0.00	0.00	16,516.15
Common Fences All R&R	4,748.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,748.20
Landscaping - All Areas	0.00	0.00	0.00	1,250.00	3,925.00	0.00	120.00	550.00	0.00	200.00	2,775.00	0.00	8,820.00
Plumbing R&R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,339.94	4,734.99	8,074.93
Total General Repairs and Maintenance	4,748.20	172.12	1,954.36	2,695.97	16,785.10	75.00	120.00	550.00	0.00	688.60	6,114.94	4,734.99	38,639.28
Lawn Care													
Grounds Fertilize and Services	73.61	0.00	194.85	111.50	0.00	73.61	0.00	73.61	73.61	111.50	0.00	73.61	785.90
Routine Lawn Care	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	6,750.00
Total Lawn Care	636.11	562.50	757.35	674.00	562.50	636.11	562.50	636.11	636.11	674.00	562.50	636.11	7,535.90
Pool Expenses													
Annual Swimming Pool Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Facilities Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.20	0.00	0.00	500.20

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Routine Swimming Pool Service	254.05	240.00	240.00	240.00	240.00	720.00	720.00	720.00	720.00	720.00	480.00	240.00	5,534.05
Swiming Pool Chemicals	0.00	0.00	0.00	273.79	257.01	11.36	380.97	457.79	418.86	278.61	0.00	0.00	2,078.39
Swimming Pool - Repair	0.00	129.98	389.11	78.25	0.00	0.00	0.00	0.00	0.00	0.00	2,207.38	0.00	2,804.72
Total Pool Expenses	254.05	369.98	629.11	592.04	497.01	731.36	1,100.97	1,177.79	1,138.86	1,498.81	2,687.38	240.00	10,917.36
Total Common Areas Upkeep	5,638.36	1,104.60	3,340.82	3,962.01	17,844.61	1,442.47	1,783.47	2,363.90	1,774.97	2,861.41	9,364.82	5,611.10	57,092.54
Operational Cost and Services													
Events	0.00	0.00	0.00	0.00	0.00	0.00	60.54	0.00	0.00	0.00	0.00	0.00	60.54
Insurance Expense	0.00	1,836.00	5,443.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,279.00
Lawncare Charged Back to Owner	0.00	0.00	0.00	125.00	0.00	100.00	50.00	0.00	30.00	60.00	0.00	0.00	365.00
Legal & Professional Fees													
General Council and Services	343.20	350.00	0.00	0.00	36.50	1,637.50	0.00	0.00	0.00	0.00	0.00	0.00	2,367.20
Legal - Charged Back to Owners	252.74	0.00	0.00	1,028.05	75.35	0.00	0.00	334.40	0.00	6.85	0.00	0.00	1,697.39
Total Legal & Professional Fees	595.94	350.00	0.00	1,028.05	111.85	1,637.50	0.00	334.40	0.00	6.85	0.00	0.00	4,064.59
Office Expense and Supplies	10.81	10.81	16.21	10.81	10.81	10.81	10.81	227.29	0.00	0.00	54.06	23.15	385.57
Postage and Delivery	0.00	55.00	13.70	55.00	92.00	0.00	0.00	6.85	6.85	28.70	110.00	0.00	368.10
Rent Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00
Website Expenses	0.00	0.00	0.00	0.00	19.99	18.99	0.00	0.00	0.00	0.00	0.00	0.00	38.98
Total Operational Cost and Services	606.75	2,251.81	5,472.91	1,218.86	234.65	1,767.30	121.35	568.54	36.85	95.55	414.06	23.15	12,811.78
Utilities													
City of Justin Utilities													
Water 117 Reatta	57.61	57.61	64.01	150.97	270.25	0.00	469.17	374.31	334.49	0.00	595.41	205.61	2,579.44
Water 420 John Wiley	0.00	0.00	0.00	40.00	42.54	0.00	81.42	48.82	48.52	0.00	93.77	48.13	403.20
Water 440 John Wiley	0.00	0.00	0.00	40.00	65.44	0.00	115.97	56.87	57.54	0.00	111.25	127.62	574.69
Water 490 John Wiley	0.00	0.00	0.00	40.00	40.00	0.00	80.00	40.00	40.00	0.00	80.00	40.00	360.00
Total City of Justin Utilities	57.61	57.61	64.01	270.97	418.23	0.00	746.56	520.00	480.55	0.00	880.43	421.36	3,917.33
Electricity	192.47	196.77	193.60	179.84	418.06	441.54	399.43	388.50	0.00	876.23	227.12	202.48	3,716.04
Pool Access Control - Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	924.24	0.00	0.00	0.00	0.00	924.24
Telephone Expense	27.96	27.95	27.95	27.95	27.83	27.83	27.83	28.33	28.33	28.33	28.37	28.31	336.97
Total Utilities	278.04	282.33	285.56	478.76	864.12	469.37	1,173.82	1,861.07	508.88	904.56	1,135.92	652.15	8,894.58
Total Expense	6,764.40	3,796.77	9,159.75	5,724.67	18,961.83	3,698.55	3,100.58	4,821.50	2,345.26	3,861.52	10,928.59	6,417.94	79,581.36
Net Ordinary Income	26,433.82	6,372.02	-4,326.20	2,053.99	-16,250.21	-1,715.29	-1,370.18	-1,545.14	-1,014.00	-2,308.84	-7,193.71	10,384.94	9,521.20
Net Income	26,433.82	6,372.02	-4,326.20	2,053.99	-16,250.21	-1,715.29	-1,370.18	-1,545.14	-1,014.00	-2,308.84	-7,193.71	10,384.94	9,521.20