

Reatta Ridge Owners Association
Profit & Loss
January through December 2020

	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	TOTAL
Ordinary Income/Expense													
Income													
Owner Dues and Fees													
CC&R Fines and Fees	7.00	7.00	0.00	7.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	79.00
Chargebacks to Owners	132.00	58.00	50.00	8.00	198.00	436.34	17.83	125.83	100.00	100.00	50.00	50.00	1,326.00
Dues	22,925.00	5,795.16	10,500.00	1,950.00	3,600.00	3,754.84	2,755.64	760.28	1,534.53	0.00	2,100.00	20,700.00	76,375.45
Interest Charges	0.00	47.57	139.80	0.00	431.83	135.94	144.96	97.04	0.00	0.00	0.00	0.00	997.14
Late Fees	0.00	0.00	0.00	0.00	0.00	80.00	19.26	30.74	0.00	0.00	0.00	0.00	130.00
Legal Fee Chargeback to Owners	305.26	257.69	0.00	0.00	38.89	174.07	155.54	220.98	298.46	0.00	0.00	0.00	1,450.89
Payment Service Fees	213.13	87.59	176.00	57.00	88.00	108.82	50.92	44.92	11.23	26.00	116.00	100.00	1,079.61
Total Owner Dues and Fees	23,582.39	6,253.01	10,865.80	2,022.00	4,406.72	4,690.01	3,144.15	1,279.79	1,944.22	126.00	2,266.00	20,858.00	81,438.09
Property Ownership Changes													
Property Transfer Fees	150.00	150.00	450.00	0.00	0.00	493.04	5,003.48	1,403.48	4,050.00	300.00	150.00	600.00	12,750.00
Resale Certificate Preparation	350.00	700.00	350.00	350.00	450.00	900.46	1,274.77	924.77	700.00	800.00	2,100.00	0.00	8,900.00
Total Property Ownership Changes	500.00	850.00	800.00	350.00	450.00	1,393.50	6,278.25	2,328.25	4,750.00	1,100.00	2,250.00	600.00	21,650.00
Total Income	24,082.39	7,103.01	11,665.80	2,372.00	4,856.72	6,083.51	9,422.40	3,608.04	6,694.22	1,226.00	4,516.00	21,458.00	103,088.09
Gross Profit	24,082.39	7,103.01	11,665.80	2,372.00	4,856.72	6,083.51	9,422.40	3,608.04	6,694.22	1,226.00	4,516.00	21,458.00	103,088.09
Expense													
Banking Charges and Fees													
Payment Services Processing Fee	197.16	82.48	164.21	53.49	89.95	92.99	45.06	37.24	24.56	24.56	111.07	102.20	1,024.97
Total Banking Charges and Fees	197.16	82.48	164.21	53.49	89.95	92.99	45.06	37.24	24.56	24.56	111.07	102.20	1,024.97
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	0.00	480.00	0.00	480.00
Building and Facilities R&R	9.73	0.00	0.00	0.00	116.84	387.00	0.00	195.78	387.49	0.00	37.58	0.00	1,134.42
Common Fences All R&R	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,407.79	0.00	2,757.79
Landscaping - All Areas	720.00	0.00	48.70	0.00	2,562.67	1,009.99	0.00	184.61	0.00	0.00	0.00	0.00	4,525.97
Outdoor Furniture	0.00	7,616.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,616.82
Paint and Stain All Areas	0.00	0.00	3,000.00	0.00	8,880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,880.00
Sprinkler R&R	0.00	0.00	0.00	0.00	0.00	350.94	0.00	0.00	0.00	0.00	0.00	0.00	350.94
Total General Repairs and Maintenance	729.73	7,966.82	3,048.70	0.00	11,559.51	1,747.93	0.00	380.39	387.49	0.00	2,925.37	0.00	28,745.94
Lawn Care													
Grounds Fertilize and Services	0.00	73.61	306.35	0.00	73.61	0.00	73.61	73.61	0.00	111.50	0.00	73.61	785.90
Routine Lawn Care	1,147.50	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	7,582.50
Total Lawn Care	1,147.50	658.61	891.35	585.00	658.61	585.00	658.61	658.61	585.00	696.50	585.00	658.61	8,368.40
New Entrance Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	5,500.00
Pool Expenses													
Routine Swimming Pool Service	240.00	329.28	300.00	300.00	300.00	750.00	750.00	750.00	1,335.00	165.00	300.00	300.00	5,819.28
Swiming Pool Chemicals	0.00	0.00	0.00	432.84	93.04	33.87	316.12	471.91	404.80	0.00	232.72	0.00	1,985.30

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Swimming Pool - Repair	1,853.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,853.13
Total Pool Expenses	2,093.13	329.28	300.00	732.84	393.04	783.87	1,066.12	1,221.91	1,739.80	165.00	532.72	300.00	9,657.71
Total Common Areas Upkeep	3,970.36	8,954.71	4,240.05	1,317.84	12,611.16	3,116.80	1,724.73	2,260.91	2,712.29	861.50	9,543.09	958.61	52,272.05
Operational Cost and Services													
Events	247.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247.93
Insurance Expense	0.00	6,583.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,583.00
Lawncare Charged Back to Owner	0.00	30.00	0.00	50.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Legal & Professional Fees													
General Council and Services	0.00	350.00	0.00	0.00	0.00	760.00	0.00	0.00	0.00	1,555.00	1,405.00	0.00	4,070.00
Legal - Charged Back to Owners	148.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.85
Total Legal & Professional Fees	148.85	350.00	0.00	0.00	0.00	760.00	0.00	0.00	0.00	1,555.00	1,405.00	0.00	4,218.85
Office Expense and Supplies	21.64	21.64	10.81	10.81	10.81	10.81	26.79	43.02	26.79	76.65	99.26	28.96	387.99
Postage and Delivery	13.70	89.75	0.00	0.00	92.00	0.00	6.95	0.00	6.95	13.90	135.05	13.90	372.20
Software Suscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.70	0.00	0.00	13.48	338.18
Website Expenses	0.00	0.00	0.00	0.00	38.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.98
Total Operational Cost and Services	432.12	7,074.39	10.81	60.81	241.79	770.81	33.74	43.02	358.44	1,645.55	1,639.31	56.34	12,367.13
Utilities													
City of Justin Utilities													
Water 117 Reatta	59.12	58.19	58.19	58.19	0.00	630.49	335.59	358.35	356.34	0.00	272.04	91.20	2,277.70
Water 420 John Wiley	49.11	44.87	44.95	62.07	0.00	169.96	177.93	183.16	194.94	0.00	372.47	96.49	1,395.95
Water 440 John Wiley	0.00	0.00	0.00	0.00	0.00	137.36	45.17	0.00	0.00	0.00	0.00	0.00	182.53
Water 490 John Wiley	40.00	40.00	40.00	40.00	0.00	98.93	46.23	0.00	0.00	0.00	0.00	0.00	305.16
Total City of Justin Utilities	148.23	143.06	143.14	160.26	0.00	1,036.74	604.92	541.51	551.28	0.00	644.51	187.69	4,161.34
Electricity	199.43	195.77	178.22	196.36	220.32	376.50	0.00	876.86	416.92	403.99	0.00	438.61	3,502.98
Pool Access Control - Services	0.00	0.00	0.00	0.00	924.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	924.24
Telephone Expense	28.31	28.00	28.00	28.00	27.85	27.85	27.85	28.45	28.45	28.45	28.62	28.62	338.45
Total Utilities	375.97	366.83	349.36	384.62	1,172.41	1,441.09	632.77	1,446.82	996.65	432.44	673.13	654.92	8,927.01
Total Expense	4,975.61	16,478.41	4,764.43	1,816.76	14,115.31	5,421.69	2,436.30	3,787.99	4,091.94	2,964.05	11,966.60	1,772.07	74,591.16
Net Ordinary Income	19,106.78	-9,375.40	6,901.37	555.24	-9,258.59	661.82	6,986.10	-179.95	2,602.28	-1,738.05	-7,450.60	19,685.93	28,496.93
Net Income	19,106.78	-9,375.40	6,901.37	555.24	-9,258.59	661.82	6,986.10	-179.95	2,602.28	-1,738.05	-7,450.60	19,685.93	28,496.93