

Reatta Ridge Owners Association Profit & Loss Budget Overview

January through December 2018

TOTAL

	Jan - Mar 18	Apr - Jun 18	Jul - Sep 18	Oct - Dec 18	Jan - Dec 18
Ordinary Income/Expense					
Income					
Owner Dues and Fees					
CC&R Fines and Fees	0.00	0.00	0.00	0.00	0.00
Chargebacks to Owners	0.00	0.00	0.00	0.00	0.00
Dues	53,000.00	11,000.00	3,000.00	0.00	67,000.00
Interest Charges	0.00	0.00	0.00	0.00	0.00
Late Fees	0.00	0.00	0.00	0.00	0.00
Legal Fee Chargeback to Owners	0.00	0.00	0.00	0.00	0.00
Passed Due Collections	748.86	748.86	748.86	748.86	2,995.44
Payment Service Fees	0.00	0.00	0.00	0.00	0.00
Property Ownership Changes					
Property Transfer Fees	0.00	0.00	0.00	0.00	0.00
Resale Certificate Preparation	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
Total Property Ownership Changes	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>12,000.00</u>
Total Owner Dues and Fees	<u>56,748.86</u>	<u>14,748.86</u>	<u>6,748.86</u>	<u>3,748.86</u>	<u>81,995.44</u>
Total Income	<u>56,748.86</u>	<u>14,748.86</u>	<u>6,748.86</u>	<u>3,748.86</u>	<u>81,995.44</u>
Gross Profit	56,748.86	14,748.86	6,748.86	3,748.86	81,995.44
Expense					
Banking Charges and Fees					
Payment Services Processing Fee	0.00	0.00	0.00	0.00	0.00
Banking Charges and Fees - Other	0.00	0.00	0.00	0.00	0.00
Total Banking Charges and Fees	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Common Areas Upkeep					
General Repairs and Maintenance					
Building and Facilities R&R	2,000.00	0.00	1,500.00	0.00	3,500.00
Common Fences All R&R	5,000.00	0.00	5,000.00	0.00	10,000.00
Landscaping - All Areas	2,500.00	0.00	0.00	0.00	2,500.00
Other Uncategorized R&R	0.00	0.00	0.00	0.00	0.00
Outdoor Furniture	800.00	0.00	0.00	0.00	800.00
Plumbing R&R	0.00	1,000.00	0.00	0.00	1,000.00
Sprinkler R&R	0.00	1,000.00	0.00	0.00	1,000.00
Total General Repairs and Maintenance	<u>10,300.00</u>	<u>2,000.00</u>	<u>6,500.00</u>	<u>0.00</u>	<u>18,800.00</u>
Lawn Care					
Grounds Fertilize and Services	313.50	313.50	313.50	313.50	1,254.00
Routine Lawn Care	1,687.50	1,687.50	1,687.50	1,687.50	6,750.00
Total Lawn Care	<u>2,001.00</u>	<u>2,001.00</u>	<u>2,001.00</u>	<u>2,001.00</u>	<u>8,004.00</u>
Pool Expenses					
Annual Swimming Pool Inspection	0.00	150.00	0.00	0.00	150.00
Facilities Cleaning & Supplies	0.00	500.00	375.00	125.00	1,000.00
Routine Swimming Pool Service	1,750.02	1,750.00	1,749.99	1,749.99	7,000.00
Swimming Pool Chemicals	500.01	500.01	500.01	500.01	2,000.04
Swimming Pool - Repair	500.00	1,500.00	1,500.00	500.00	4,000.00
Total Pool Expenses	<u>2,750.03</u>	<u>4,400.01</u>	<u>4,125.00</u>	<u>2,875.00</u>	<u>14,150.04</u>

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Total Common Areas Upkeep	15,051.03	8,401.01	12,626.00	4,876.00	40,954.04
Operational Cost and Services					
Events	0.00	800.00	0.00	0.00	800.00
Insurance Expense	7,000.00	0.00	0.00	0.00	7,000.00
Legal & Professional Fees	624.99	624.99	624.99	624.99	2,499.96
Office Expense and Supplies	126.50	124.50	124.50	124.50	500.00
Postage and Delivery	126.50	124.50	124.50	124.50	500.00
Website Expenses	0.00	300.00	0.00	0.00	300.00
Total Operational Cost and Services	7,877.99	1,973.99	873.99	873.99	11,599.96
Utilities					
City of Justin Utilities					
Water 117 Reatta	810.00	810.00	810.00	810.00	3,240.00
Water 420 John Wiley	0.00	0.00	0.00	0.00	0.00
Water 440 John Wiley	0.00	0.00	0.00	0.00	0.00
Water 490 John Wiley	0.00	0.00	0.00	0.00	0.00
Total City of Justin Utilities	810.00	810.00	810.00	810.00	3,240.00
Electricity	600.00	1,100.00	1,500.00	700.00	3,900.00
Frontier Expense	78.00	78.00	78.00	78.00	312.00
Total Utilities	1,488.00	1,988.00	2,388.00	1,588.00	7,452.00
Total Expense	24,417.02	12,363.00	15,887.99	7,337.99	60,006.00
Net Ordinary Income	32,331.84	2,385.86	-9,139.13	-3,589.13	21,989.44
Other Income/Expense					
Other Income					
Insurance Proceeds Received	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00
Other Expense					
Roof Repairs	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	32,331.84	2,385.86	-9,139.13	-3,589.13	21,989.44