

## Reatta Ridge Owners Association Profit & Loss Budget Overview

January through December 2019

TOTAL

	Jan - Mar 19	Apr - Jun 19	Jul - Sep 19	Oct - Dec 19	Jan - Dec 19
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Owner Dues and Fees</b>					
Chargebacks to Owners	0.00	0.00	0.00	0.00	0.00
Dues	58,000.00	9,350.00	0.00	0.00	67,350.00
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	0.00	0.00	0.00	0.00	0.00
Payment Service Fees	0.00	0.00	0.00	0.00	0.00
<b>Property Ownership Changes</b>					
Property Transfer Fees	450.00	450.00	450.00	450.00	1,800.00
Resale Certificate Preparation	1,050.00	1,050.00	1,050.00	1,050.00	4,200.00
<b>Total Property Ownership Changes</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>6,000.00</b>
<b>Total Owner Dues and Fees</b>	<b>59,500.00</b>	<b>10,850.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>73,350.00</b>
<b>Total Income</b>	<b>59,500.00</b>	<b>10,850.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>73,350.00</b>
<b>Gross Profit</b>	<b>59,500.00</b>	<b>10,850.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>73,350.00</b>
<b>Expense</b>					
<b>Banking Charges and Fees</b>					
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
<b>Total Banking Charges and Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Common Areas Upkeep</b>					
<b>General Repairs and Maintenance</b>					
Building and Facilities R&R	4,500.00	0.00	0.00	0.00	4,500.00
Common Fences All R&R	0.00	4,000.00	4,000.00	0.00	8,000.00
Landscaping - All Areas	0.00	5,000.00	0.00	0.00	5,000.00
Outdoor Furniture	500.00	0.00	0.00	0.00	500.00
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
<b>Total General Repairs and Maintenance</b>	<b>5,000.00</b>	<b>11,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>20,000.00</b>
<b>Lawn Care</b>					
Grounds Fertilize and Services	150.00	375.00	150.00	75.00	750.00
Routine Lawn Care	1,687.50	1,687.50	1,687.50	1,687.50	6,750.00
<b>Total Lawn Care</b>	<b>1,837.50</b>	<b>2,062.50</b>	<b>1,837.50</b>	<b>1,762.50</b>	<b>7,500.00</b>
<b>Pool Expenses</b>					
Annual Swimming Pool Inspection	0.00	150.00	0.00	0.00	150.00
Facilities Cleaning & Supplies	300.00	50.00	400.00	0.00	750.00
Pool Monitor	0.00	5,000.00	5,000.00	0.00	10,000.00
Routine Swimming Pool Service	750.00	2,400.00	2,400.00	1,250.00	6,800.00
Swimming Pool Chemicals	350.00	750.00	750.00	150.00	2,000.00
Swimming Pool - Repair	0.00	1,250.00	1,250.00	0.00	2,500.00
<b>Total Pool Expenses</b>	<b>1,400.00</b>	<b>9,600.00</b>	<b>9,800.00</b>	<b>1,400.00</b>	<b>22,200.00</b>
<b>Total Common Areas Upkeep</b>	<b>8,237.50</b>	<b>22,662.50</b>	<b>15,637.50</b>	<b>3,162.50</b>	<b>49,700.00</b>

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TOTAL

	Jan - Mar 19	Apr - Jun 19	Jul - Sep 19	Oct - Dec 19	Jan - Dec 19
<b>Operational Cost and Services</b>					
Events	1,000.00	800.00	0.00	0.00	1,800.00
Insurance Expense	7,700.00	0.00	0.00	0.00	7,700.00
<b>Legal &amp; Professional Fees</b>					
General Council and Services	624.99	624.99	624.99	625.03	2,500.00
Legal - Charged Back to Owners	0.00	0.00	0.00	0.00	0.00
<b>Total Legal &amp; Professional Fees</b>	624.99	624.99	624.99	625.03	2,500.00
Office Expense and Supplies	124.98	124.98	124.98	125.06	500.00
Postage and Delivery	124.98	124.98	124.98	125.06	500.00
Website Expenses	0.00	30.00	0.00	0.00	30.00
<b>Total Operational Cost and Services</b>	9,574.95	1,704.95	874.95	875.15	13,030.00
<b>Utilities</b>					
City of Justin Utilities					
Water 117 Reatta	0.00	0.00	0.00	0.00	0.00
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
City of Justin Utilities - Other	300.00	1,500.00	1,500.00	700.00	4,000.00
<b>Total City of Justin Utilities</b>	300.00	1,500.00	1,500.00	700.00	4,000.00
Electricity	1,250.01	1,250.01	1,250.01	1,249.97	5,000.00
Frontier Expense	78.72	78.72	78.72	78.72	314.88
<b>Total Utilities</b>	1,628.73	2,828.73	2,828.73	2,028.69	9,314.88
<b>Total Expense</b>	19,441.18	27,196.18	19,341.18	6,066.34	72,044.88
<b>Net Ordinary Income</b>	40,058.82	-16,346.18	-17,841.18	-4,566.34	1,305.12
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Insurance Proceeds Received	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Other Expense</b>					
Capital Project Swimming Pool R	0.00	0.00	0.00	0.00	0.00
Roof Repairs	0.00	0.00	0.00	0.00	0.00
<b>Total Other Expense</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>40,058.82</b>	<b>-16,346.18</b>	<b>-17,841.18</b>	<b>-4,566.34</b>	<b>1,305.12</b>