

**Reatta Ridge Owners Association  
Profit & Loss**

January through December 2017

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
<b>Owner Dues and Fees</b>													
Chargebacks to Owners	50.00	0.00	0.00	0.00	20.00	53.86	0.00	30.00	78.47	50.00	25.00	1.57	308.90
Dues	18,140.32	18,749.30	17,294.68	9,275.00	3,450.00	2,340.00	300.00	0.00	1,800.00	150.00	0.00	0.00	71,499.30
Interest Charges	0.00	0.00	0.00	12.87	53.75	74.08	9.10	0.00	691.97	0.00	0.00	0.00	841.77
Late Fees	0.00	0.00	0.00	30.00	120.00	310.00	20.00	0.00	520.00	0.00	0.00	0.00	1,000.00
Legal Fee Chargeback to Owners	0.00	0.00	0.00	0.00	0.00	168.00	0.00	0.00	1,062.54	0.00	0.00	0.00	1,230.54
Passed Due Collections	0.00	0.00	0.00	0.00	0.00	1,200.00	140.42	140.42	140.42	389.62	140.00	249.62	2,400.50
Paypal Fees	39.68	70.00	110.32	125.42	51.42	65.00	0.00	3.00	12.00	22.00	0.00	0.23	499.07
<b>Total Owner Dues and Fees</b>	<b>18,230.00</b>	<b>18,819.30</b>	<b>17,405.00</b>	<b>9,443.29</b>	<b>3,695.17</b>	<b>4,210.94</b>	<b>469.52</b>	<b>173.42</b>	<b>4,305.40</b>	<b>611.62</b>	<b>165.00</b>	<b>251.42</b>	<b>77,780.08</b>
<b>Property Ownership Changes</b>													
Property Transfer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	150.00	9.43	459.43
Resale Certificate Preparation	1,050.00	300.00	1,050.00	150.00	600.00	300.00	150.00	600.00	650.00	1,000.00	465.00	1,050.00	7,365.00
<b>Total Property Ownership Changes</b>	<b>1,050.00</b>	<b>300.00</b>	<b>1,050.00</b>	<b>150.00</b>	<b>600.00</b>	<b>300.00</b>	<b>150.00</b>	<b>600.00</b>	<b>800.00</b>	<b>1,150.00</b>	<b>615.00</b>	<b>1,059.43</b>	<b>7,824.43</b>
<b>Total Income</b>	<b>19,280.00</b>	<b>19,119.30</b>	<b>18,455.00</b>	<b>9,593.29</b>	<b>4,295.17</b>	<b>4,510.94</b>	<b>619.52</b>	<b>773.42</b>	<b>5,105.40</b>	<b>1,761.62</b>	<b>780.00</b>	<b>1,310.85</b>	<b>85,604.51</b>
<b>Gross Profit</b>	<b>19,280.00</b>	<b>19,119.30</b>	<b>18,455.00</b>	<b>9,593.29</b>	<b>4,295.17</b>	<b>4,510.94</b>	<b>619.52</b>	<b>773.42</b>	<b>5,105.40</b>	<b>1,761.62</b>	<b>780.00</b>	<b>1,310.85</b>	<b>85,604.51</b>
<b>Expense</b>													
<b>Banking Charges and Fees</b>													
Paypal Processing Fee	36.87	65.03	102.78	102.68	50.34	54.66	0.00	1.86	11.69	21.54	0.00	0.00	447.45
Banking Charges and Fees - Other	20.00	0.00	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.95
<b>Total Banking Charges and Fees</b>	<b>56.87</b>	<b>65.03</b>	<b>159.73</b>	<b>102.68</b>	<b>50.34</b>	<b>54.66</b>	<b>0.00</b>	<b>1.86</b>	<b>11.69</b>	<b>21.54</b>	<b>0.00</b>	<b>0.00</b>	<b>524.40</b>
<b>Common Areas Upkeep</b>													
<b>General Repairs and Maintenance</b>													
Building and Facilities R&R	26.80	0.00	42.87	419.86	325.00	0.00	0.00	0.00	0.00	0.00	0.00	16.21	830.74
Common Fences All R&R	0.00	0.00	0.00	0.00	8,674.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,674.25
Landscaping - All Areas	0.00	0.00	0.00	375.00	0.00	150.00	2,690.32	0.00	0.00	0.00	75.00	0.00	3,290.32
Outdoor Furniture	0.00	0.00	1,228.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,228.40
Plumbing R&R	0.00	0.00	287.94	690.74	0.00	0.00	53.42	92.91	0.00	0.00	0.00	432.00	1,557.01
Sprinkler R&R	0.00	0.00	0.00	0.00	715.00	0.00	0.00	0.00	417.00	0.00	0.00	0.00	1,132.00
<b>Total General Repairs and Maintenance</b>	<b>26.80</b>	<b>0.00</b>	<b>1,559.21</b>	<b>1,485.60</b>	<b>9,714.25</b>	<b>150.00</b>	<b>2,743.74</b>	<b>92.91</b>	<b>417.00</b>	<b>0.00</b>	<b>75.00</b>	<b>448.21</b>	<b>16,712.72</b>
<b>Lawn Care</b>													
Routine Lawn Care	550.00	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.50	562.00	563.00	562.50	6,737.50
<b>Total Lawn Care</b>	<b>550.00</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.50</b>	<b>562.00</b>	<b>563.00</b>	<b>562.50</b>	<b>6,737.50</b>
<b>Pool Expenses</b>													
Annual Swimming Pool Inspection	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Facilities Cleaning & Supplies	0.00	0.00	0.00	0.00	29.45	0.00	0.00	0.00	320.30	0.00	0.00	0.00	349.75
Routine Swimming Pool Service	264.57	348.16	324.75	398.53	987.96	911.57	884.79	780.00	780.00	780.00	240.00	250.00	6,950.33
Swiming Pool Chemicals	0.00	0.00	0.00	0.00	70.25	351.79	493.00	189.42	170.13	145.56	25.96	0.00	1,446.11

**Reatta Ridge Owners Association  
Profit & Loss**

	Jan 17	Feb 17	January through December 2017				Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
			Mar 17	Apr 17	May 17	Jun 17							
Swimming Pool - Repair	0.00	0.00	111.69	1,078.79	2,099.83	0.00	1,382.90	0.00	0.00	0.00	0.00	75.00	4,748.21
<b>Total Pool Expenses</b>	<b>264.57</b>	<b>348.16</b>	<b>436.44</b>	<b>1,627.32</b>	<b>3,187.49</b>	<b>1,263.36</b>	<b>2,760.69</b>	<b>969.42</b>	<b>1,270.43</b>	<b>925.56</b>	<b>265.96</b>	<b>325.00</b>	<b>13,644.40</b>
<b>Total Common Areas Upkeep</b>	<b>841.37</b>	<b>910.66</b>	<b>2,558.15</b>	<b>3,675.42</b>	<b>13,464.24</b>	<b>1,975.86</b>	<b>6,066.93</b>	<b>1,624.83</b>	<b>2,249.93</b>	<b>1,487.56</b>	<b>903.96</b>	<b>1,335.71</b>	<b>37,094.62</b>
<b>Operational Cost and Services</b>													
Events	0.00	107.23	0.00	174.63	113.60	236.06	25.00	0.00	0.00	0.00	200.00	0.00	856.52
Insurance Expense	0.00	1,481.00	4,897.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,378.00
<b>Legal &amp; Professional Fees</b>													
General Council and Services	0.00	0.00	0.00	1,875.00	238.33	1,020.00	2,810.00	125.00	1,287.50	130.00	0.00	0.00	7,485.83
Legal - Charged Back to Owners	0.00	0.00	0.00	662.00	178.62	0.00	1,592.00	90.00	1,942.04	144.00	476.94	0.00	5,085.60
<b>Total Legal &amp; Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,537.00</b>	<b>416.95</b>	<b>1,020.00</b>	<b>4,402.00</b>	<b>215.00</b>	<b>3,229.54</b>	<b>274.00</b>	<b>476.94</b>	<b>0.00</b>	<b>12,571.43</b>
Office Expense and Supplies	0.00	48.56	10.81	62.76	10.81	10.81	22.17	10.81	10.81	10.81	19.45	50.87	268.67
Postage and Delivery	0.00	0.00	32.95	0.00	101.18	26.36	49.00	15.11	49.00	0.00	19.77	98.00	391.37
Website Expenses	0.00	0.00	0.00	0.00	100.00	434.56	0.00	0.00	0.00	0.00	0.00	0.00	534.56
<b>Total Operational Cost and Services</b>	<b>0.00</b>	<b>1,636.79</b>	<b>4,940.76</b>	<b>2,774.39</b>	<b>742.54</b>	<b>1,727.79</b>	<b>4,498.17</b>	<b>240.92</b>	<b>3,289.35</b>	<b>284.81</b>	<b>716.16</b>	<b>148.87</b>	<b>21,000.55</b>
<b>Utilities</b>													
<b>City of Justin Utilities</b>													
Water 117 Reatta	63.70	59.65	58.67	0.00	484.20	468.08	269.40	279.76	177.25	0.00	324.47	0.00	2,185.18
Water 420 John Wiley	0.00	0.00	0.00	0.00	0.00	158.74	40.12	89.21	0.00	0.00	40.00	0.00	328.07
Water 440 John Wiley	0.00	0.00	0.00	0.00	0.00	289.20	70.82	88.33	0.00	0.00	51.77	0.00	500.12
Water 490 John Wiley	0.00	0.00	0.00	0.00	0.00	91.78	87.51	40.00	0.00	0.00	40.00	0.00	259.29
City of Justin Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	409.13	409.13
<b>Total City of Justin Utilities</b>	<b>63.70</b>	<b>59.65</b>	<b>58.67</b>	<b>0.00</b>	<b>484.20</b>	<b>1,007.80</b>	<b>467.85</b>	<b>497.30</b>	<b>177.25</b>	<b>0.00</b>	<b>456.24</b>	<b>409.13</b>	<b>3,681.79</b>
Electricity	232.22	161.60	164.35	183.20	399.71	450.73	488.49	429.67	493.67	369.42	163.97	86.56	3,623.59
Telephone Expense	25.87	25.87	26.22	26.28	26.28	26.28	26.24	26.24	26.24	26.41	26.41	26.41	314.75
<b>Total Utilities</b>	<b>321.79</b>	<b>247.12</b>	<b>249.24</b>	<b>209.48</b>	<b>910.19</b>	<b>1,484.81</b>	<b>982.58</b>	<b>953.21</b>	<b>697.16</b>	<b>395.83</b>	<b>646.62</b>	<b>522.10</b>	<b>7,620.13</b>
<b>Total Expense</b>	<b>1,220.03</b>	<b>2,859.60</b>	<b>7,907.88</b>	<b>6,761.97</b>	<b>15,167.31</b>	<b>5,243.12</b>	<b>11,547.68</b>	<b>2,820.82</b>	<b>6,248.13</b>	<b>2,189.74</b>	<b>2,266.74</b>	<b>2,006.68</b>	<b>66,239.70</b>
<b>Net Ordinary Income</b>	<b>18,059.97</b>	<b>16,259.70</b>	<b>10,547.12</b>	<b>2,831.32</b>	<b>-10,872.14</b>	<b>-732.18</b>	<b>-10,928.16</b>	<b>-2,047.40</b>	<b>-1,142.73</b>	<b>-428.12</b>	<b>-1,486.74</b>	<b>-695.83</b>	<b>19,364.81</b>
<b>Other Income/Expense</b>													
<b>Other Income</b>													
Insurance Proceeds Received	0.00	3,374.65	1,248.05	931.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,554.68
<b>Total Other Income</b>	<b>0.00</b>	<b>3,374.65</b>	<b>1,248.05</b>	<b>931.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,554.68</b>
<b>Other Expense</b>													
Capital Project Swimming Pool R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,630.00	11,129.00	22,759.00
Roof Repairs	0.00	3,374.65	1,248.05	-259.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,363.70
<b>Total Other Expense</b>	<b>0.00</b>	<b>3,374.65</b>	<b>1,248.05</b>	<b>-259.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,630.00</b>	<b>11,129.00</b>	<b>27,122.70</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,190.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-11,630.00</b>	<b>-11,129.00</b>	<b>-21,568.02</b>
<b>Net Income</b>	<b>18,059.97</b>	<b>16,259.70</b>	<b>10,547.12</b>	<b>4,022.30</b>	<b>-10,872.14</b>	<b>-732.18</b>	<b>-10,928.16</b>	<b>-2,047.40</b>	<b>-1,142.73</b>	<b>-428.12</b>	<b>-13,116.74</b>	<b>-11,824.83</b>	<b>-2,203.21</b>