

La Reata Ranch Property Owners Association Fall Board of Directors Meeting

Smithville VFW Hall October 5th 2024

Agenda & Meeting Notes:

- Meeting started at 9:15am
 - Welcome – Ben/Charles
 - New Members / Residents – Ben / Charles
 - No new members present
 - Financial Update – Ben / Charles
 - Updates provided via P&L and balance sheet handouts and no questions were asked by members in attendance (see pages 2 & 3)
 - A resident inquired as to what LRR's current insurance liability limit is
 - Architectural Committee update – Pete Whitley
 - No current new homes under construction and very few current projects underway (see page 4)
 - Common Areas update – Fred & Dora Moron
 - General update provided
 - Guest Speaker – Clara Beckett, Bastrop County Commissioner
 - Clara discussed the upcoming ESD ballot measure and answered attendee questions about Bastrop County growth and issues pertaining to LRR
 - Election of the 2025 BOD – Ben / Charles
 - Michael MacLeod, Robert Siddall & Jane Gomez were the candidates for the 2025 LRR POA BOD election and all three were overwhelmingly elected for the upcoming year
 - Open discussion – All
 - A request for the annual roll off dumpster was made and a possibility of providing it twice a year was also asked
 - Request for the county right-of-way (ROW) to be mowed in LRR was made
 - Request for trees to be cut back if blocking intersection views on county ROW was made
 - A request for a replacement sign at Branding Iron and Corral was made
 - Adjournment (see meeting attendee sign-in sheets on pages 5 & 6)

La Reata Ranch Property Owners' Association
Balance Sheet
As of October 2, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
FNB Ckng (8782)	57,802.03
FNB MM Acct (9433)	71,521.55
Total Bank Accounts	129,323.58
Other Current Assets	
CD	45,479.13
Undeposited Funds	100.00
Total Other Current Assets	45,579.13
Total Current Assets	174,902.71
TOTAL ASSETS	174,902.71
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
VFD Donation Collected from Property Owners	1,905.00
Total Other Current Liabilities	1,905.00
Total Current Liabilities	1,905.00
Total Liabilities	1,905.00
Equity	
Retained Earnings	176,155.27
Net Income	(3,157.56)
Total Equity	172,997.71
TOTAL LIABILITIES AND EQUITY	174,902.71

La Reata Ranch Property Owners' Association
Profit and Loss
January - September, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
Income										
Tax-Exempt Income										-
Membership Dues										-
POA Annual Dues	2,105.00						175.00			2,280.00
Late Fee Income	52.62						40.45			93.07
Total POA Annual Dues	<u>2,157.62</u>	-	-	-	-	-	<u>215.45</u>	-	-	<u>2,373.07</u>
Total Membership Dues	<u>2,157.62</u>	-	-	-	-	-	<u>215.45</u>	-	-	<u>2,373.07</u>
Sale of Property Transfer Fee							100.00			100.00
Total Tax-Exempt Income	<u>2,157.62</u>	-	-	-	-	-	<u>215.45</u>	<u>100.00</u>	-	<u>2,473.07</u>
Unapplied Cash Payment Income								175.00		175.00
Total Income	<u>2,157.62</u>	-	-	-	-	-	<u>215.45</u>	<u>275.00</u>	-	<u>2,648.07</u>
Gross Profit	<u>2,157.62</u>	-	-	-	-	-	<u>215.45</u>	<u>275.00</u>	-	<u>2,648.07</u>
Expenses										
Expenditures for Exempt Income										-
Bank Service Charges										-
Credit Card Usage Fees	46.26						7.58			53.84
Total Bank Service Charges	<u>46.26</u>	-	-	-	-	-	<u>7.58</u>	-	-	<u>53.84</u>
Insurance										-
Liability Insurance				1,225.00						1,225.00
Total Insurance	-	-	-	<u>1,225.00</u>	-	-	-	-	-	<u>1,225.00</u>
Maintenance										-
Property Maintenance		621.71			511.91			315.75		1,449.37
Total Maintenance	-	<u>621.71</u>	-	-	<u>511.91</u>	-	-	<u>315.75</u>	-	<u>1,449.37</u>
Postage and Delivery		0.79								0.79
Professional Fees										-
Accounting	357.50	105.00	87.50	297.50	52.50	70.00	87.50	105.00	210.00	1,372.50
Total Professional Fees	<u>357.50</u>	<u>105.00</u>	<u>87.50</u>	<u>297.50</u>	<u>52.50</u>	<u>70.00</u>	<u>87.50</u>	<u>105.00</u>	<u>210.00</u>	<u>1,372.50</u>
Taxes										-
Property Taxes - County	28.92									28.92
Total Taxes	<u>28.92</u>	-	-	-	-	-	-	-	-	<u>28.92</u>
Utilities										-
Front Entrance Electrical	41.97	37.69	41.33	39.94	39.73	26.21	38.75	39.08	39.51	344.21
Total Utilities	<u>41.97</u>	<u>37.69</u>	<u>41.33</u>	<u>39.94</u>	<u>39.73</u>	<u>26.21</u>	<u>38.75</u>	<u>39.08</u>	<u>39.51</u>	<u>344.21</u>
Total Expenditures for Exempt Income	<u>474.65</u>	<u>765.19</u>	<u>128.83</u>	<u>1,562.44</u>	<u>604.14</u>	<u>96.21</u>	<u>133.83</u>	<u>459.83</u>	<u>249.51</u>	<u>4,474.63</u>
Expenditures for Taxable Income										-
Meeting										-
Meeting Expense				605.31						605.31
Space Rentals					200.00					200.00
Total Meeting	-	-	-	<u>605.31</u>	<u>200.00</u>	-	-	-	-	<u>805.31</u>
Member Communications										-
Printing and Reproduction				132.03					141.00	273.03
Quickbooks Online	57.97	57.97	57.97	57.97	57.97	57.97	57.97	66.51	66.51	542.81
Website expense			357.92		255.71		23.17			636.80
Total Member Communications	<u>57.97</u>	<u>57.97</u>	<u>415.89</u>	<u>190.00</u>	<u>313.68</u>	<u>57.97</u>	<u>81.14</u>	<u>66.51</u>	<u>210.41</u>	<u>1,453.54</u>
Total Expenditures for Taxable Income	<u>57.97</u>	<u>57.97</u>	<u>415.89</u>	<u>795.31</u>	<u>513.68</u>	<u>57.97</u>	<u>81.14</u>	<u>66.51</u>	<u>210.41</u>	<u>2,258.85</u>
Total Expenses	<u>532.62</u>	<u>823.16</u>	<u>544.72</u>	<u>2,357.75</u>	<u>1,117.82</u>	<u>154.18</u>	<u>214.97</u>	<u>526.34</u>	<u>459.92</u>	<u>6,733.48</u>
Net Operating Income	<u>1,625.00</u>	<u>(623.16)</u>	<u>(544.72)</u>	<u>(2,357.75)</u>	<u>(1,117.82)</u>	<u>(154.18)</u>	<u>0.48</u>	<u>(253.34)</u>	<u>(459.92)</u>	<u>(4,085.41)</u>
Other Income										
Interest Income	30.26	28.32	30.28	29.32	590.26	29.34	30.34	30.34	29.39	827.85
Total Other Income	<u>30.26</u>	<u>28.32</u>	<u>30.28</u>	<u>29.32</u>	<u>590.26</u>	<u>29.34</u>	<u>30.34</u>	<u>30.34</u>	<u>29.39</u>	<u>827.85</u>
Net Other Income	<u>30.26</u>	<u>28.32</u>	<u>30.28</u>	<u>29.32</u>	<u>590.26</u>	<u>29.34</u>	<u>30.34</u>	<u>30.34</u>	<u>29.39</u>	<u>827.85</u>
Net Income	<u>1,655.26</u>	<u>(794.84)</u>	<u>(514.44)</u>	<u>(2,328.43)</u>	<u>(527.56)</u>	<u>(124.84)</u>	<u>30.82</u>	<u>(223.00)</u>	<u>(430.53)</u>	<u>(3,257.56)</u>

SIGN IN SHEET

NAME	ADDRESS	LOT #
Roy Gambel	190 Corral Ln	77
Roy Barnard	257 Corral Rd	60
ZANE McELROY	243 Pony Exp DR.	
Jane Gomez	136 Corral Rd.	74
David & Anise Galvan	107 La Roca	1
GENE & BETTY JONES	281 CAMPERE WAY	175
PETE & LISA WHITNEY	185 Pony Express	
Laurie Morgan	253 Pony Express	
STEVEN O'DONNELL	227 WRANGLER	109
Ducky "	" "	109
Al & Rosemary MacLin	275 Camp Fire Way	
James & Michelle LaFuente	280 Pony Express	
Fred & Doris Wilson	210 Pony Express	
Josh Magden	331 La Roca	118
MICKY JARSE	309 CORRAL	
DANIEL TIGOG	127 DOS CORTES	142
DAVID BEATHARD (Karsi)	144 PONY EXPRESS DR	194
Pete Whittay	185 Pony Express	98
Leslie Whitley	" "	91
PAUL COFFEY	122 DOS CORTES	128
MICK & BETSEY STERLING	195 Corral	
JOE & KIM KRAMER	277 CORRAL	62
Mark & Clea	212 Pony Expi	222
Jesse & Pam Lechner	142 Wrangler Ln	145
DOYNA & STEVE BISHOP	163 Roundup	
Pieter & Robyn Jew	229 Pony Express	87 55
Charles Rhyme	228 wrangler Ln.	125
Patty Kellen	134 Wrangler Ln	
Luth & Mild Foley	141 Roundup Rd.	
Charlie & Terry Stone	161 Branding Iron	
John Michelle Allen	172 Dos Cortes	
Rheta & Sharon Humphrey	126 Roundup Ridge	172

SIGN IN SHEET

NAME	ADDRESS	LOT #
Tami Beyer	334 Corral Rd	
Don + Kally Bertram	136 Branding Iron Dr	38+37?
Robert + Vidaturri	209 Corral Rd	
MICHAEL WALEGA	132 LA REATA TRAIL	
C.M. O'Neil	265 Pony Express	84
Sara Nutt	265 Pony Express	84
Amy Curtis	122 Corral	
Gayle Johnstone	294 Pony Express	
Jeff Nixon	110 DOS CORTES	
Mike Johnston	294 Pony Express	
David Bell	248 Pony Express Dr	99