

## Reatta Ridge Owners Association Profit & Loss Budget Overview

January through December 2021

TOTAL

	Jan - Mar 21	Apr - Jun 21	Jul - Sep 21	Oct - Dec 21	Jan - Dec 21
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Owner Dues and Fees</b>					
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	50,000.00	9,000.00	0.00	18,100.00	77,100.00
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>51,500.00</b>	<b>10,500.00</b>	<b>1,500.00</b>	<b>19,600.00</b>	<b>83,100.00</b>
<b>Total Income</b>	<b>51,500.00</b>	<b>10,500.00</b>	<b>1,500.00</b>	<b>19,600.00</b>	<b>83,100.00</b>
<b>Gross Profit</b>	<b>51,500.00</b>	<b>10,500.00</b>	<b>1,500.00</b>	<b>19,600.00</b>	<b>83,100.00</b>
<b>Expense</b>					
<b>Common Areas Upkeep</b>					
<b>General Repairs and Maintenance</b>					
Annual Backflow Tests	0.00	0.00	0.00	580.00	580.00
Building and Facilities R&R	500.00	500.00	500.00	0.00	1,500.00
Common Fences All R&R	0.00	5,000.00	0.00	0.00	5,000.00
Landscaping - All Areas	3,000.00	2,000.00	0.00	0.00	5,000.00
Plumbing R&R	1,000.00	0.00	0.00	3,000.00	4,000.00
Sprinkler R&R	1,000.00	1,000.00	0.00	0.00	2,000.00
<b>Total General Repairs and Maintenance</b>	<b>5,500.00</b>	<b>8,500.00</b>	<b>500.00</b>	<b>3,580.00</b>	<b>18,080.00</b>
<b>Lawn Care</b>					
Grounds Fertilize and Services	210.00	210.00	210.00	210.00	840.00
Routine Lawn Care	1,875.00	1,875.00	1,875.00	1,875.00	7,500.00
<b>Total Lawn Care</b>	<b>2,085.00</b>	<b>2,085.00</b>	<b>2,085.00</b>	<b>2,085.00</b>	<b>8,340.00</b>
<b>New Entrance Signs</b>	12,000.00	0.00	0.00	0.00	12,000.00
<b>Pool Expenses</b>					
Annual Swimming Pool Inspection	250.00	0.00	0.00	0.00	250.00
Facilities Cleaning & Supplies	0.00	850.00	650.00	0.00	1,500.00
Pool Monitor	0.00	4,000.00	6,000.00	0.00	10,000.00
Routine Swimming Pool Service	720.00	2,220.00	2,160.00	1,200.00	6,300.00
Swimming Pool Chemicals	0.00	900.00	1,300.00	0.00	2,200.00
Swimming Pool - Repair	0.00	1,000.00	1,000.00	0.00	2,000.00
<b>Total Pool Expenses</b>	<b>970.00</b>	<b>8,970.00</b>	<b>11,110.00</b>	<b>1,200.00</b>	<b>22,250.00</b>
<b>Total Common Areas Upkeep</b>	<b>20,555.00</b>	<b>19,555.00</b>	<b>13,695.00</b>	<b>6,865.00</b>	<b>60,670.00</b>
<b>Operational Cost and Services</b>					
Events	0.00	0.00	0.00	0.00	0.00

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Insurance Expense	10,000.00	0.00	0.00	0.00	10,000.00
Lawncare Charged Back to Owner	0.00	0.00	0.00	0.00	0.00
<b>Legal &amp; Professional Fees</b>					
General Council and Services	1,000.00	1,000.00	0.00	0.00	2,000.00
Legal - Charged Back to Owners	0.00	0.00	0.00	0.00	0.00
<b>Total Legal &amp; Professional Fees</b>	1,000.00	1,000.00	0.00	0.00	2,000.00
Office Expense and Supplies	90.00	90.00	90.00	90.00	360.00
Postage and Delivery	112.50	112.50	112.50	112.50	450.00
Rent Expense	0.00	0.00	0.00	250.00	250.00
Website Expenses	0.00	25.00	0.00	0.00	25.00
<b>Total Operational Cost and Services</b>	11,202.50	1,227.50	202.50	452.50	13,085.00
<b>Utilities</b>					
City of Justin Utilities					
Water 117 Reatta	499.97	500.01	500.01	500.01	2,000.00
Water 420 John Wiley	250.03	249.99	249.99	249.99	1,000.00
Water 440 John Wiley	125.02	125.02	124.98	124.98	500.00
Water 490 John Wiley	125.02	125.02	124.98	124.98	500.00
<b>Total City of Justin Utilities</b>	1,000.04	1,000.04	999.96	999.96	4,000.00
Electricity	999.99	1,000.03	999.99	999.99	4,000.00
Frontier Expense	90.00	90.00	90.00	90.00	360.00
Pool Access Control - Services	0.00	0.00	1,000.00	0.00	1,000.00
<b>Total Utilities</b>	2,090.03	2,090.07	3,089.95	2,089.95	9,360.00
<b>Total Expense</b>	33,847.53	22,872.57	16,987.45	9,407.45	83,115.00
<b>Net Ordinary Income</b>	17,652.47	-12,372.57	-15,487.45	10,192.55	-15.00
<b>Net Income</b>	<u>17,652.47</u>	<u>-12,372.57</u>	<u>-15,487.45</u>	<u>10,192.55</u>	<u>-15.00</u>