

Reatta Ridge Owners Association
Profit & Loss
January through December 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
Ordinary Income/Expense													
Income													
Goodwin - Reimbursement	0.00	23.36	0.00	45.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.27
Interest Earned On Savings	7.17	6.88	7.65	7.67	5.76	5.76	5.95	5.95	12.09	11.13	11.51	11.90	99.42
Owner Dues and Fees													
CC&R Fines and Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00	9.00	8.00	9.00	59.00	94.00
Chargebacks to Owners	0.00	0.00	0.00	77.27	299.52	200.00	250.00	50.00	0.00	23.21	85.79	23.21	1,009.00
Dues	29,430.00	7,900.00	16,191.44	6,118.25	4,606.83	1,307.82	724.32	276.73	284.23	226.67	7,057.05	14,662.17	88,785.51
Interest Charges	0.00	0.00	0.00	8.64	31.50	9.09	0.00	0.00	0.00	0.00	0.00	0.00	49.23
Late Fees	0.00	0.00	0.00	65.00	210.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
Payment Service Fees	0.00	0.00	0.00	118.32	191.18	43.74	87.18	55.62	92.86	129.65	146.76	239.48	1,104.79
Property Ownership Changes													
Property Transfer Fees	1,050.00	150.00	0.00	4,672.65	5,256.34	1,821.83	1,140.77	895.09	766.62	1,439.85	486.96	1,127.33	18,807.44
Resale Certificate Preparation	1,750.00	0.00	0.00	6,988.97	5,086.66	2,092.61	1,460.73	1,576.06	1,406.29	2,261.62	736.44	1,434.81	24,794.19
Total Property Ownership Changes	2,800.00	150.00	0.00	11,661.62	10,343.00	3,914.44	2,601.50	2,471.15	2,172.91	3,701.47	1,223.40	2,562.14	43,601.63
Statement of Account	0.00	0.00	0.00	225.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	450.00
Owner Dues and Fees - Other	0.00	0.00	0.00	0.00	120.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00
Total Owner Dues and Fees	32,230.00	8,050.00	16,191.44	18,274.10	15,952.03	5,525.09	3,663.00	2,862.50	2,559.00	4,089.00	8,522.00	17,621.00	135,539.16
Total Income	32,237.17	8,080.24	16,199.09	18,327.68	15,957.79	5,530.85	3,668.95	2,868.45	2,571.09	4,100.13	8,533.51	17,632.90	135,707.85
Gross Profit	32,237.17	8,080.24	16,199.09	18,327.68	15,957.79	5,530.85	3,668.95	2,868.45	2,571.09	4,100.13	8,533.51	17,632.90	135,707.85
Expense													
Banking Charges and Fees													
Payment Services Processing Fee	0.00	0.00	0.00	0.00	316.49	45.42	63.30	3.25	54.32	71.99	124.63	190.53	869.93
Total Banking Charges and Fees	0.00	0.00	0.00	0.00	316.49	45.42	63.30	3.25	54.32	71.99	124.63	190.53	869.93
Common Areas Upkeep													
General Repairs and Maintenance													
Annual Backflow Tests	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	660.00	0.00	660.00
Building and Facilities R&R	3,000.00	0.00	0.00	5,520.75	0.00	175.15	98.39	0.00	1,299.00	235.81	1,254.79	11,990.78	23,574.67
Common Fences All R&R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,040.00	20,040.00
Landscaping - All Areas	0.00	0.00	0.00	0.00	125.00	0.00	533.86	0.00	195.00	125.00	0.00	337.96	1,316.82
Sprinkler R&R	0.00	0.00	0.00	0.00	0.00	0.00	86.98	35.00	0.00	0.00	0.00	0.00	121.98
General Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	588.20	0.00	588.20
Total General Repairs and Maintenance	3,000.00	0.00	0.00	5,520.75	125.00	175.15	719.23	35.00	1,494.00	360.81	12,502.99	22,368.74	46,301.67
Lawn Care													
Grounds Fertilize and Services	75.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	826.17	901.95
Routine Lawn Care	0.00	830.00	1,660.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	9,960.00
Total Lawn Care	75.78	830.00	1,660.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	1,656.17	10,861.95

Reatta Ridge Owners Association
Profit & Loss
January through December 2022

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL
Pool Expenses													
Annual Swimming Pool Inspection	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Facilities Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00	170.56	246.50	200.00	160.00	200.00	0.00	0.00	977.06
Routine Swimming Pool Service	0.00	600.00	300.00	300.00	750.00	750.00	750.00	750.00	750.00	750.00	300.00	300.00	6,300.00
Swiming Pool Chemicals	0.00	0.00	0.00	0.00	1,146.73	0.00	364.35	1,096.71	936.58	553.66	0.00	0.00	4,098.03
Swimming Pool - Repair	0.00	0.00	10.38	0.00	50.00	83.57	0.00	0.00	0.00	40.00	0.00	4,344.00	4,527.95
Total Pool Expenses	0.00	600.00	310.38	300.00	2,021.73	1,004.13	1,360.85	2,046.71	1,846.58	1,543.66	300.00	4,644.00	15,978.04
Total Common Areas Upkeep	3,075.78	1,430.00	1,970.38	6,650.75	2,976.73	2,009.28	2,910.08	2,911.71	4,170.58	2,734.47	13,632.99	28,668.91	73,141.66
Operational Cost and Services													
Insurance Expense	0.00	0.00	8,474.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,474.00
Legal & Professional Fees													
General Council and Services	0.00	485.00	-485.00	500.00	40.50	0.00	1,080.00	0.00	0.00	0.00	0.00	0.00	1,620.50
Legal & Professional Fees - Other	0.00	108.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.44
Total Legal & Professional Fees	0.00	593.44	-485.00	500.00	40.50	0.00	1,080.00	0.00	0.00	0.00	0.00	0.00	1,728.94
Management Company													
Management Company - Additional	0.00	1,134.01	150.00	49.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,333.52
Management Company - Base	0.00	1,000.00	500.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Resale & Transfer Fees	0.00	2,988.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,988.54
Total Management Company	0.00	5,122.55	650.00	49.51	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,322.06
Office Expense and Supplies	0.00	39.50	0.00	5.14	6.48	12.98	12.98	12.98	12.98	12.98	42.24	172.78	331.04
Postage and Delivery	0.00	0.00	32.56	25.76	129.52	7.38	23.55	0.00	15.70	31.40	47.10	7.85	320.82
Software Suscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.28	0.00	0.00	0.00	13.27	26.55
Website Expenses	0.00	0.00	0.00	0.00	289.39	19.99	0.00	0.00	750.00	1,856.73	0.00	0.00	2,916.11
Total Operational Cost and Services	0.00	5,755.49	8,671.56	580.41	965.89	40.35	1,116.53	26.26	778.68	1,901.11	89.34	193.90	20,119.52
Utilities													
City of Justin Utilities													
Water 117 Reatta	0.00	0.00	362.73	0.00	82.94	213.60	173.47	472.16	541.42	433.78	151.21	63.26	2,494.57
Water 420 John Wiley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.95	90.70	81.70	36.32	0.00	267.67
Water 440 John Wiley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.82	0.00	0.00	0.00	58.82
Total City of Justin Utilities	0.00	0.00	362.73	0.00	82.94	213.60	173.47	531.11	690.94	515.48	187.53	63.26	2,821.06
Electricity	207.15	161.46	193.11	197.14	446.91	475.70	0.00	919.89	418.49	0.00	448.67	191.28	3,659.80
Frontier Expense	106.06	53.03	0.00	137.78	121.27	121.27	124.23	131.86	131.86	130.44	137.50	142.98	1,338.28
Pool Access Control - Services	0.00	0.00	0.00	0.00	0.00	545.58	0.00	0.00	0.00	0.00	0.00	0.00	545.58
Total Utilities	313.21	214.49	555.84	334.92	651.12	1,356.15	297.70	1,582.86	1,241.29	645.92	773.70	397.52	8,364.72
Total Expense	3,388.99	7,399.98	11,197.78	7,566.08	4,910.23	3,451.20	4,387.61	4,524.08	6,244.87	5,353.49	14,620.66	29,450.86	102,495.83
Net Ordinary Income	28,848.18	680.26	5,001.31	10,761.60	11,047.56	2,079.65	-718.66	-1,655.63	-3,673.78	-1,253.36	-6,087.15	-11,817.96	33,212.02
Net Income	28,848.18	680.26	5,001.31	10,761.60	11,047.56	2,079.65	-718.66	-1,655.63	-3,673.78	-1,253.36	-6,087.15	-11,817.96	33,212.02