

Reatta Ridge Owners HOA
Profit and Loss
January - December 2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Income													
Interest Earned On Savings	10.46	2.69	3.18	5.77	940.78	203.76	10.93	1,315.69	410.25	218.24	15.43	217.47	3,354.65
Owner Dues and Fees													0.00
Access Cards			100.00	226.79	273.21	200.00	200.00	25.93	77.65	23.21	76.79	23.21	1,226.79
CC&R Fines and Fees	395.00		9.00		91.00	9.00	30.00	130.00	120.00	180.00	140.00	10.00	1,114.00
Chargebacks to Owners	59.00		9.00		9.00	36.00			19.00	150.00	150.00		432.00
Dues	35,348.85	16,973.07	17,011.13	3,736.42	3,478.00	2,435.93	70.31	225.14	500.00	-86.13	3,589.13	25,800.00	109,081.85
Interest Charges				18.00	41.70	71.24			26.13				157.07
Late Fees				60.00	136.35	226.58			75.00				497.93
Payment Service Fees	666.01	263.55	427.86	89.31	167.85	65.87	63.15	44.40	75.68	24.11	124.82	284.18	2,296.79
Property Ownership Changes													0.00
Property Transfer Fees	385.06	619.65	1,847.56	1,493.90	2,466.35	1,185.90	683.56	967.54	1,093.39	265.18	1,130.97	244.03	12,383.09
Resale Certificate Preparation	840.08	796.39	2,453.07	1,901.33	3,139.00	1,534.34	869.98	1,231.41	1,391.60	337.50	1,439.42	310.58	16,244.70
Total Property Ownership Changes	\$ 1,225.14	\$ 1,416.04	\$ 4,300.63	\$ 3,395.23	\$ 5,605.35	\$ 2,720.24	\$ 1,553.54	\$ 2,198.95	\$ 2,484.99	\$ 602.68	\$ 2,570.39	\$ 554.61	\$ 28,627.79
Statement of Account	75.00				75.00								150.00
Total Owner Dues and Fees	\$ 37,769.00	\$ 18,652.66	\$ 21,857.62	\$ 7,525.75	\$ 9,877.46	\$ 5,764.86	\$ 1,917.00	\$ 2,624.42	\$ 3,378.45	\$ 893.87	\$ 6,651.13	\$ 26,672.00	\$ 143,584.22
Unapplied Cash Payment Income	100.00	0.00	315.00			300.00				436.13	-1,351.13	675.00	475.00
Total Income	\$ 37,879.46	\$ 18,655.35	\$ 22,175.80	\$ 7,531.52	\$ 10,818.24	\$ 6,268.62	\$ 1,927.93	\$ 3,940.11	\$ 3,788.70	\$ 1,548.24	\$ 5,315.43	\$ 27,564.47	\$ 147,413.87
Gross Profit	\$ 37,879.46	\$ 18,655.35	\$ 22,175.80	\$ 7,531.52	\$ 10,818.24	\$ 6,268.62	\$ 1,927.93	\$ 3,940.11	\$ 3,788.70	\$ 1,548.24	\$ 5,315.43	\$ 27,564.47	\$ 147,413.87
Expenses													
Common Areas Upkeep													0.00
General Repairs and Maintenance													0.00
Annual Backflow Tests & Repair											1,954.52	1,525.20	3,479.72
Building and Facilities R&R	70.00	106.49	3,219.62	4,093.16	478.24	220.35	10,512.77			2,349.03	434.02		21,483.68
Sprinkler R&R					1,217.27		546.82	100.00		50.00			1,914.09
Total General Repairs and Maintenance	\$ 70.00	\$ 106.49	\$ 3,219.62	\$ 4,093.16	\$ 1,695.51	\$ 220.35	\$ 11,059.59	\$ 100.00	\$ 0.00	\$ 2,399.03	\$ 2,388.54	\$ 1,525.20	\$ 26,877.49
Lawn Care													0.00
Landscaping - All Areas			20,200.39	4,654.74	2,212.63		6,100.00			3,632.30		527.72	37,327.78
Lawncare Charged Back to Owner										350.00			350.00
Routine Lawn Care	830.00		1,900.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00		1,900.00	11,280.00
Total Lawn Care	\$ 830.00	\$ 0.00	\$ 22,100.39	\$ 5,604.74	\$ 3,162.63	\$ 950.00	\$ 7,050.00	\$ 950.00	\$ 950.00	\$ 4,932.30	\$ 0.00	\$ 2,427.72	\$ 48,957.78
Pool Expenses													0.00
Annual Swimming Pool Inspection				75.00									75.00
Facilities Cleaning & Supplies					40.00	171.95	200.00	200.00	160.00	200.00	120.00		1,091.95
Routine Swimming Pool Service	300.00	400.00	400.00	400.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	400.00	7,150.00
Swimming Pool Chemicals		227.31			506.91	196.61	845.46	1,661.52	391.03	1,015.34		216.49	5,060.67
Swimming Pool - Repair	70.00		95.00	1,782.45			29.00						1,976.45
Total Pool Expenses	\$ 370.00	\$ 627.31	\$ 495.00	\$ 2,257.45	\$ 1,296.91	\$ 1,118.56	\$ 1,824.46	\$ 2,611.52	\$ 1,301.03	\$ 1,965.34	\$ 870.00	\$ 616.49	\$ 15,354.07
Total Common Areas Upkeep	\$ 1,270.00	\$ 733.80	\$ 25,815.01	\$ 11,955.35	\$ 6,155.05	\$ 2,288.91	\$ 19,934.05	\$ 3,661.52	\$ 2,251.03	\$ 9,296.67	\$ 3,258.54	\$ 4,569.41	\$ 91,189.34

Operational Cost and Services															0.00
Events									809.99	27.96	206.02				1,043.97
Insurance Expense		9,838.00							-442.00						9,396.00
Legal & Professional Fees															0.00
General Council and Services		31.07			1,372.50								810.00		2,213.57
Legal - Charged Back to Owners								675.00			302.20		704.56		1,681.76
Total Legal & Professional Fees	\$	31.07	\$ 0.00	\$ 0.00	\$ 1,372.50	\$ 0.00	\$ 0.00	\$ 675.00	\$ 0.00	\$ 0.00	\$ 302.20	\$ 0.00	\$ 1,514.56	\$ 3,895.33	
Office Expense and Supplies		12.98	34.29	45.44	12.98	12.98	12.98	143.88	12.98	12.98	12.98	407.90	1,623.74		2,346.11
Postage and Delivery		15.70		71.13		114.00	130.56	90.61	73.26	55.11					550.37
Software Suscriptions				1,151.28			1.99	1.99	15.27	1.99	1.99	704.53	283.30		2,162.34
Website Expenses											153.25				153.25
Total Operational Cost and Services	\$	59.75	\$ 9,872.29	\$ 1,267.85	\$ 1,385.48	\$ 126.98	\$ 145.53	\$ 911.48	\$ 101.51	\$ 438.07	\$ 498.38	\$ 1,318.45	\$ 3,421.60	\$ 19,547.37	
Payment Services Processing Fee		521.20	345.16	355.93		92.45	45.16	50.94		47.55		100.16	248.25		1,806.80
Utilities															0.00
City of Justin Utilities															0.00
Water 117 Reatta		63.98	93.52	303.99	171.82	377.31	236.03	619.27	1,415.40	659.90	346.95		261.75		4,549.92
Water 420 John Wiley													117.01		117.01
Water 440 John Wiley									44.70	44.70			97.94		187.34
Water 490 John Wiley								34.35			41.62		35.95		111.92
Total City of Justin Utilities	\$	63.98	\$ 93.52	\$ 303.99	\$ 171.82	\$ 377.31	\$ 236.03	\$ 653.62	\$ 1,460.10	\$ 704.60	\$ 388.57	\$ 0.00	\$ 512.65	\$ 4,966.19	
Electricity 117 Reatta		155.43		352.26	231.15	191.68	534.38	504.77	454.35	494.70	526.90	337.63	187.73		3,970.98
Frontier 117 Reatta		144.60	144.60	144.60	143.04	144.38	144.38	141.54	141.54	144.29	146.71	146.71	146.71		1,733.10
Pool Access Control - Services - 117 Reatta					545.58										545.58
Total Utilities	\$	364.01	\$ 238.12	\$ 800.85	\$ 1,091.59	\$ 713.37	\$ 914.79	\$ 1,299.93	\$ 2,055.99	\$ 1,343.59	\$ 1,062.18	\$ 484.34	\$ 847.09	\$ 11,215.85	
Total Expenses	\$	2,214.96	\$ 11,189.37	\$ 28,239.64	\$ 14,432.42	\$ 7,087.85	\$ 3,394.39	\$ 22,196.40	\$ 5,819.02	\$ 4,080.24	\$ 10,857.23	\$ 5,161.49	\$ 9,086.35	\$ 123,759.36	
Net Operating Income	\$	35,664.50	\$ 7,465.98	-\$ 6,063.84	-\$ 6,900.90	\$ 3,730.39	\$ 2,874.23	-\$ 20,268.47	-\$ 1,878.91	-\$ 291.54	-\$ 9,308.99	\$ 153.94	\$ 18,478.12	\$ 23,654.51	
Net Income	\$	35,664.50	\$ 7,465.98	-\$ 6,063.84	-\$ 6,900.90	\$ 3,730.39	\$ 2,874.23	-\$ 20,268.47	-\$ 1,878.91	-\$ 291.54	-\$ 9,308.99	\$ 153.94	\$ 18,478.12	\$ 23,654.51	

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