

REATA RIDGE OWNERS ASSOCIATION

Profit & Loss

January through September 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	TOTAL
Ordinary Income/Expense										
Income										
Interest Earned On Savings	230.79	3,936.66	394.48	399.86	404.96	403.13	406.97	414.27	1,371.25	7,962.37
Owner Dues and Fees										
CC&R Fines and Fees	80.00	20.00	70.00	310.00	70.00	260.00	110.00	0.00	140.00	1,060.00
Chargebacks to Owners	0.00	29.00	0.00	50.00	0.00	0.00	10.00	0.00	0.00	89.00
Dues	32,936.84	15,394.73	13,533.85	39,834.53	1,650.79	885.10	1,930.69	1,342.92	1,192.49	108,701.94
Interest Charges	0.00	81.67	0.00	23.25	35.76	27.34	82.13	0.00	0.00	250.15
Late Fees	0.00	150.00	0.00	90.00	120.00	90.00	270.00	0.00	0.00	720.00
Legal Fee Chargeback to Owners	0.00	1,346.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,346.76
Payment Service Fees	691.35	378.01	374.70	287.10	100.71	55.09	144.52	157.23	167.90	2,356.61
Pool Access Administration Fee	23.21	0.00	50.00	134.81	222.73	295.46	100.00	0.00	0.00	826.21
Property Ownership Changes										
Property Transfer Fees	894.78	754.60	236.85	1,128.87	1,220.06	676.07	2,761.04	3,157.04	3,492.60	14,321.91
Resale Certificate Preparation	1,138.82	922.24	64.60	1,539.38	1,663.71	921.91	4,175.75	4,679.94	4,394.90	19,501.25
Total Property Ownership Changes	2,033.60	1,676.84	301.45	2,668.25	2,883.77	1,597.98	6,936.79	7,836.98	7,887.50	33,823.16
Total Owner Dues and Fees	35,765.00	19,077.01	14,330.00	43,397.94	5,083.76	3,210.97	9,584.13	9,337.13	9,387.89	149,173.83
Total Income	35,995.79	23,013.67	14,724.48	43,797.80	5,488.72	3,614.10	9,991.10	9,751.40	10,759.14	157,136.20
Gross Profit	35,995.79	23,013.67	14,724.48	43,797.80	5,488.72	3,614.10	9,991.10	9,751.40	10,759.14	157,136.20
Expense										
Banking Charges and Fees										
Payment Services Processing Fee	674.87	341.12	324.09	320.31	80.03	28.24	177.27	225.60	133.71	2,305.24
Total Banking Charges and Fees	674.87	341.12	324.09	320.31	80.03	28.24	177.27	225.60	133.71	2,305.24
Common Areas Upkeep										
General Repairs and Maintenance										
Building and Facilities R&R	0.00	0.00	0.00	6.47	0.00	0.00	0.00	0.00	0.00	6.47
Plumbing R&R	0.00	0.00	0.00	0.00	215.40	0.00	0.00	0.00	0.00	215.40
Sprinkler R&R	0.00	0.00	0.00	1,472.20	0.00	41.12	-41.12	1,851.70	0.00	3,323.90
Total General Repairs and Maintenance	0.00	0.00	0.00	1,478.67	215.40	41.12	-41.12	1,851.70	0.00	3,545.77
Lawn Care										
Grounds Fertilize and Services	0.00	872.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	872.07
Landscaping - All Areas	0.00	0.00	0.00	0.00	0.00	2,301.37	1,488.79	0.00	0.00	3,790.16
Routine Lawn Care	0.00	2,300.00	1,150.00	1,150.00	1,150.00	1,150.00	2,350.00	1,750.00	1,750.00	12,750.00
Total Lawn Care	0.00	3,172.07	1,150.00	1,150.00	1,150.00	3,451.37	3,838.79	1,750.00	1,750.00	17,412.23
Pool Expenses										
Annual Swimming Pool Inspection	0.00	0.00	0.00	0.00	154.88	0.00	0.00	0.00	0.00	154.88
Facilities Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00	200.00	200.00	160.00	200.00	760.00
Routine Swimming Pool Service	400.00	500.00	500.00	500.00	850.00	850.00	850.00	850.00	850.00	6,150.00
Swimming Pool Chemicals	0.00	0.00	792.34	0.00	0.00	388.38	818.31	1,518.82	595.35	4,113.20
Swimming Pool - Repair	0.00	0.00	276.79	0.00	0.00	477.67	1,093.79	50.00	0.00	1,898.25
Total Pool Expenses	400.00	500.00	1,569.13	500.00	1,004.88	1,916.05	2,962.10	2,578.82	1,645.35	13,076.33
Total Common Areas Upkeep	400.00	3,672.07	2,719.13	3,128.67	2,370.28	5,408.54	6,759.77	6,180.52	3,395.35	34,034.33
Federal & State Taxes and Fees										
IRS - Income Taxes	0.00	0.00	0.00	1,345.00	0.00	0.00	0.00	0.00	0.00	1,345.00
Total Federal & State Taxes and Fees	0.00	0.00	0.00	1,345.00	0.00	0.00	0.00	0.00	0.00	1,345.00

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Management Company										
Monthly Base Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	1,860.00
Total Management Company	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	1,860.00
Operational Cost and Services										
Events	0.00	65.20	0.00	250.00	200.00	0.00	0.00	0.00	0.00	515.20
Insurance Expense	0.00	0.00	12,101.00	0.00	0.00	0.00	0.00	0.00	0.00	12,101.00
Legal & Professional Fees										
General Council and Services	0.00	560.00	200.00	915.00	0.00	0.00	0.00	0.00	0.00	1,675.00
Legal - Charged Back to Owners	0.00	150.00	100.50	0.00	0.00	700.00	0.00	0.00	752.72	1,703.22
Legal & Professional Fees - Other	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Total Legal & Professional Fees	0.00	710.00	750.50	915.00	0.00	700.00	0.00	0.00	752.72	3,828.22
Office Expense and Supplies	28.79	0.00	0.00	160.10	0.00	0.00	0.00	15.14	15.14	219.17
Postage and Delivery	5.01	0.00	78.84	25.40	143.15	60.96	0.00	100.90	22.32	436.58
Professional Fees	0.00	0.00	0.00	0.00	346.50	0.00	0.00	0.00	0.00	346.50
Software Suscriptions	11.89	21.23	0.00	0.00	0.00	0.00	0.00	13.28	0.00	46.40
Website Expenses	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	17.91
Total Operational Cost and Services	47.68	798.42	12,932.33	1,352.49	691.64	762.95	1.99	131.31	792.17	17,510.98
Utilities										
City of Justin Utilities										
117 Reatta	65.03	67.79	168.88	74.55	0.00	432.99	141.73	326.71	877.58	2,155.26
420 John Wiley	0.00	0.00	0.00	37.86	0.00	56.55	59.75	57.75	102.34	314.25
440 John Wiley	0.00	0.00	0.00	83.66	0.00	181.87	196.31	124.95	155.89	742.68
488 Wilkerson	0.00	0.00	0.00	0.00	0.00	0.00	637.16	882.79	671.55	2,191.50
490 John Wiley	0.00	0.00	0.00	33.93	0.00	0.00	0.00	0.00	56.78	90.71
Total City of Justin Utilities	65.03	67.79	168.88	230.00	0.00	671.41	1,034.95	1,392.20	1,864.14	5,494.40
Electricity										
117 Reatta	184.65	98.54	0.00	229.62	693.86	0.00	516.31	964.71	0.00	2,687.69
488 Wilkerson - Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	203.12	7.67	7.83	218.62
Total Electricity	184.65	98.54	0.00	229.62	693.86	0.00	719.43	972.38	7.83	2,906.31
Frontier Expense										
117 Reatta	146.76	146.76	146.76	157.46	157.46	157.46	158.20	158.20	158.20	1,387.26
Total Frontier Expense	146.76	146.76	146.76	157.46	157.46	157.46	158.20	158.20	158.20	1,387.26
Pool Access Control - Services										
117 Reatta	0.00	0.00	0.00	0.00	545.58	0.00	0.00	0.00	0.00	545.58
Total Pool Access Control - Services	0.00	0.00	0.00	0.00	545.58	0.00	0.00	0.00	0.00	545.58
Total Utilities	396.44	313.09	315.64	617.08	1,396.90	828.87	1,912.58	2,522.78	2,030.17	10,333.55
Total Expense	1,518.99	5,124.70	16,291.19	6,763.55	4,538.85	7,028.60	8,851.61	9,060.21	8,211.40	67,389.10
Net Ordinary Income	34,476.80	17,888.97	-1,566.71	37,034.25	949.87	-3,414.50	1,139.49	691.19	2,547.74	89,747.10
	34,476.80	17,888.97	-1,566.71	37,034.25	949.87	-3,414.50	1,139.49	691.19	2,547.74	89,747.10