

REATA RIDGE OWNERS ASSOCIATION

Profit & Loss Budget Overview

January through December 2025

	TOTAL				
	Jan - Mar 25	Apr - Jun 25	Jul - Sep 25	Oct - Dec 25	Jan - Dec 25
Ordinary Income/Expense					
Income					
Interest Earned On Savings	1,200.00	1,200.00	1,200.00	1,200.00	4,800.00
Owner Dues and Fees					
Dues	195,658.00	13,800.00	2,197.00	845.00	212,500.00
Property Ownership Changes					
Working Capital Assessment	3,600.00	4,200.00	3,600.00	3,600.00	15,000.00
Total Property Ownership Changes	3,600.00	4,200.00	3,600.00	3,600.00	15,000.00
Total Owner Dues and Fees	199,258.00	18,000.00	5,797.00	4,445.00	227,500.00
Total Income	200,458.00	19,200.00	6,997.00	5,645.00	232,300.00
Gross Profit	200,458.00	19,200.00	6,997.00	5,645.00	232,300.00
Expense					
Common Areas Upkeep					
General Repairs and Maintenance					
Annual Backflow Test & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Building and Facilities R&R	15,000.00	20,000.00	0.00	0.00	35,000.00
Common Fences All R&R	0.00	10,000.00	0.00	0.00	10,000.00
Paint and Stain All Areas	0.00	0.00	0.00	0.00	0.00
Plumbing R&R	0.00	1,000.00	0.00	0.00	1,000.00
Sprinkler R&R	0.00	2,000.00	2,000.00	0.00	4,000.00
Total General Repairs and Maintenance	15,000.00	33,000.00	2,000.00	5,000.00	55,000.00
Lawn Care					
Grounds Fertilize and Services	0.00	0.00	0.00	2,000.00	2,000.00
Landscaping - All Areas	0.00	9,000.00	0.00	0.00	9,000.00
Routine Lawn Care	5,850.00	5,850.00	5,850.00	5,850.00	23,400.00
Total Lawn Care	5,850.00	14,850.00	5,850.00	7,850.00	34,400.00
Pool Expenses					
Annual Swimming Pool Inspection	0.00	500.00	0.00	0.00	500.00
Facilities Cleaning & Supplies	0.00	800.00	1,200.00	400.00	2,400.00
Routine Swimming Pool Service	3,000.00	4,400.00	5,100.00	3,700.00	16,200.00
Swiming Pool Chemicals	500.00	4,500.00	4,250.00	750.00	10,000.00
Swimming Pool - Repair	0.00	5,000.00	0.00	0.00	5,000.00
Total Pool Expenses	3,500.00	15,200.00	10,550.00	4,850.00	34,100.00
Total Common Areas Upkeep	24,350.00	63,050.00	18,400.00	17,700.00	123,500.00
Federal & State Taxes and Fees					
IRS - Income Taxes	4,000.00	0.00	0.00	0.00	4,000.00
Total Federal & State Taxes and Fees	4,000.00	0.00	0.00	0.00	4,000.00
Management Company					
ACC Request Fee	240.00	260.00	250.00	250.00	1,000.00
ACC Violation Notices	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
Credit Card ACH	90.00	90.00	90.00	90.00	360.00
Monthly Base Charge	6,000.00	6,000.00	6,000.00	6,000.00	24,000.00

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Reserve Study	3,000.00	0.00	0.00	0.00	3,000.00
Total Management Company	12,330.00	9,350.00	9,340.00	9,340.00	40,360.00
Operational Cost and Services					
Events	0.00	500.00	0.00	0.00	500.00
Insurance Expense	15,000.00	0.00	0.00	0.00	15,000.00
Legal & Professional Fees					
General Council and Services	10,000.00	0.00	0.00	0.00	10,000.00
Legal - Charged Back to Owners	8,000.00	0.00	0.00	0.00	8,000.00
Total Legal & Professional Fees	18,000.00	0.00	0.00	0.00	18,000.00
Office Expense and Supplies	0.00	0.00	0.00	300.00	300.00
Website Expenses	0.00	0.00	0.00	225.00	225.00
Total Operational Cost and Services	33,000.00	500.00	0.00	525.00	34,025.00
Utilities					
City of Justin Utilities					
117 Reatta	500.00	1,700.00	1,800.00	500.00	4,500.00
200 Northern Trail	0.00	1,000.00	1,500.00	500.00	3,000.00
420 John Wiley	80.00	400.00	450.00	70.00	1,000.00
440 John Wiley	80.00	400.00	450.00	70.00	1,000.00
488 Wilkerson	300.00	1,600.00	2,100.00	500.00	4,500.00
490 John Wiley	80.00	400.00	450.00	70.00	1,000.00
Total City of Justin Utilities	1,040.00	5,500.00	6,750.00	1,710.00	15,000.00
Electricity					
117 Reatta	650.00	1,700.00	1,800.00	850.00	5,000.00
200 Northern Trail-New Pool	300.00	1,500.00	2,100.00	1,100.00	5,000.00
488 Wilkerson - Sprinklers	30.00	30.00	30.00	30.00	120.00
Total Electricity	980.00	3,230.00	3,930.00	1,980.00	10,120.00
Frontier Expense					
117 Reatta	480.00	480.00	480.00	480.00	1,920.00
200 Northern Trail-New Pool 25	480.00	480.00	480.00	480.00	1,920.00
Total Frontier Expense	960.00	960.00	960.00	960.00	3,840.00
Pool Access Control - Services					
117 Reatta	600.00	0.00	0.00	0.00	600.00
200 Northern Trail	600.00	0.00	0.00	0.00	600.00
Pool Access Cards	0.00	0.00	0.00	0.00	0.00
Total Pool Access Control - Services	1,200.00	0.00	0.00	0.00	1,200.00
Total Utilities	4,180.00	9,690.00	11,640.00	4,650.00	30,160.00
Total Expense	77,860.00	82,590.00	39,380.00	32,215.00	232,045.00
Net Ordinary Income	122,598.00	-63,390.00	-32,383.00	-26,570.00	255.00
Net Income	122,598.00	-63,390.00	-32,383.00	-26,570.00	255.00