

REATTA RIDGE OWNERS ASSOCIATION

Profit & Loss

January through December 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 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	593.22	416.94	787.45	9,759.98
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	110.00	60.00	10.00	1,240.00
Chargebacks to Owners	0.00	29.00	0.00	50.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	89.00
Dues	32,818.42	15,394.73	13,533.85	39,834.53	1,650.79	885.10	1,925.34	1,200.14	1,159.79	1,066.29	1,285.02	79,098.42	189,852.42
Interest Charges	0.00	81.67	0.00	23.25	35.76	27.34	82.13	0.00	0.00	3.40	0.00	0.00	253.55
Late Fees	0.00	150.00	0.00	90.00	120.00	90.00	270.00	0.00	0.00	30.00	0.00	0.00	750.00
Legal Fee Chargeback to Owners	0.00	1,346.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,346.76
Payment Service Fees	706.48	378.01	374.70	287.10	100.71	55.09	144.65	179.04	168.63	222.10	185.45	416.02	3,217.98
Pool Access Cards	23.21	0.00	50.00	134.81	222.73	295.46	100.00	0.00	0.00	0.00	0.00	0.00	826.21
Property Ownership Changes													
Property Transfer Fees	786.23	754.60	236.85	1,128.87	1,220.06	676.07	2,763.02	2,732.24	3,506.07	4,317.07	4,450.54	2,055.30	24,626.92
Resale Certificate Preparation	1,350.66	922.24	64.60	1,539.38	1,663.71	921.91	4,178.99	5,225.71	4,413.40	6,293.30	6,043.90	2,802.76	35,420.56
Working Capital Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,854.70	4,029.57	2,542.17	8,426.44
Total Property Ownership Changes	2,136.89	1,676.84	301.45	2,668.25	2,883.77	1,597.98	6,942.01	7,957.95	7,919.47	12,465.07	14,524.01	7,400.23	68,473.92
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	13,896.86	16,054.48	86,924.67	266,049.84
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	14,490.08	16,471.42	87,712.12	275,809.82
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	14,490.08	16,471.42	87,712.12	275,809.82
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	228.29	225.60	301.72	3,060.85
Total Banking Charges and Fees	674.87	341.12	324.09	320.31	80.03	28.24	177.27	225.60	133.71	228.29	225.60	301.72	3,060.85
Common Areas Upkeep													
General Repairs and Maintenance													
Annual Backflow Test & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	870.00	870.00
Building and Facilities R&R	0.00	0.00	0.00	6.47	0.00	0.00	0.00	0.00	0.00	0.00	2.48	0.00	8.95
Common Fences All R&R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Plumbing R&R	0.00	0.00	0.00	0.00	215.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.40

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Sprinkler R&R	0.00	0.00	0.00	1,472.20	0.00	41.12	-41.12	1,851.70	0.00	2,122.47	0.00	0.00	5,446.37
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	3,122.47	2.48	870.00	7,540.72
Lawn Care													
Grounds Fertilize and Services	0.00	872.07	0.00	0.00	0.00	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	6,436.01	885.00	0.00	11,111.17
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	1,750.00	1,750.00	0.00	16,250.00
Lawn Care - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,750.00
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	8,186.01	2,635.00	1,750.00	29,983.24
Pool Expenses													
Annual Swimming Pool Inspection	0.00	0.00	0.00	0.00	154.88	0.00	0.00	0.00	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	281.07	40.00	0.00	1,081.07
Routine Swimming Pool Service	400.00	500.00	500.00	500.00	850.00	850.00	850.00	850.00	850.00	850.00	1,085.00	756.49	8,841.49
Swiming Pool Chemicals	0.00	0.00	792.34	0.00	0.00	388.38	818.31	1,518.82	595.35	671.12	216.49	0.00	5,000.81
Swimming Pool - Repair	0.00	0.00	276.79	0.00	0.00	477.67	1,093.79	50.00	0.00	0.00	0.00	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	1,802.19	1,341.49	756.49	16,976.50
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	13,110.67	3,978.97	3,376.49	54,500.46
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	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	0.00	0.00	0.00	1,345.00
Management Company													
Monthly Base Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	0.00	1,500.00	1,500.00	4,860.00
Management Company - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,580.00	0.00	0.00	5,580.00
Total Management Company	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	5,580.00	1,500.00	1,500.00	10,440.00
Operational Cost and Services													
Events	0.00	65.20	0.00	250.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	978.08	1,493.28
Insurance Expense	0.00	0.00	12,101.00	0.00	0.00	0.00	0.00	0.00	0.00	301.00	0.00	0.00	12,402.00
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	2,340.00	0.00	0.00	4,015.00
Legal - Charged Back to Owners	0.00	150.00	100.50	0.00	0.00	700.00	0.00	0.00	752.72	1,276.00	0.00	200.00	3,179.22
Legal & Professional Fees - Other	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00

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Total Legal & Professional Fees	0.00	710.00	750.50	915.00	0.00	700.00	0.00	0.00	752.72	3,616.00	0.00	200.00	7,644.22
Office Expense and Supplies	28.79	0.00	0.00	160.10	0.00	0.00	0.00	15.14	15.14	15.14	5.40	0.00	239.71
Postage and Delivery	5.01	0.00	78.84	25.40	143.15	60.96	0.00	100.90	22.32	16.74	0.00	0.00	453.32
Professional Fees	0.00	0.00	0.00	0.00	346.50	0.00	0.00	0.00	0.00	205.00	29.00	0.00	580.50
Software Suscriptions	11.89	21.23	0.00	0.00	0.00	0.00	0.00	13.28	0.00	53.30	1,081.42	170.46	1,351.58
Website Expenses	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	518.70	67.29	0.00	603.90
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	4,725.88	1,183.11	1,348.54	24,768.51
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	1,083.96	0.00	499.28	3,738.50
420 John Wiley	0.00	0.00	0.00	37.86	0.00	56.55	59.75	57.75	102.34	112.94	0.00	41.77	468.96
440 John Wiley	0.00	0.00	0.00	83.66	0.00	181.87	196.31	124.95	155.89	157.87	0.00	55.38	955.93
488 Wilkerson	0.00	0.00	0.00	0.00	0.00	0.00	637.16	882.79	671.55	1,067.07	0.00	96.51	3,355.08
490 John Wiley	0.00	0.00	0.00	33.93	0.00	0.00	0.00	0.00	56.78	85.87	0.00	33.93	210.51
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	2,507.71	0.00	726.87	8,728.98
Electricity													
117 Reatta	184.65	98.54	0.00	229.62	693.86	0.00	516.31	964.71	0.00	1,068.04	245.28	271.78	4,272.79
488 Wilkerson - Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	203.12	7.67	7.83	15.52	7.68	7.68	249.50
Total Electricity	184.65	98.54	0.00	229.62	693.86	0.00	719.43	972.38	7.83	1,083.56	252.96	279.46	4,522.29
Frontier Expense													
117 Reatta	146.76	146.76	146.76	157.46	157.46	157.46	158.20	158.20	158.20	158.84	170.74	170.74	1,887.58
Total Frontier Expense	146.76	146.76	146.76	157.46	157.46	157.46	158.20	158.20	158.20	158.84	170.74	170.74	1,887.58
Pool Access Control - Services													
117 Reatta	0.00	0.00	0.00	0.00	545.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	545.58
Pool Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.09	0.00	0.00	644.09
Total Pool Access Control - Services	0.00	0.00	0.00	0.00	545.58	0.00	0.00	0.00	0.00	644.09	0.00	0.00	1,189.67
Total Utilities	396.44	313.09	315.64	617.08	1,396.90	828.87	1,912.58	2,522.78	2,030.17	4,394.20	423.70	1,177.07	16,328.52
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	28,039.04	7,311.38	7,703.82	110,443.34
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	-13,548.96	9,160.04	80,008.30	165,366.48
	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	-13,548.96	9,160.04	80,008.30	165,366.48