



Reatta Ridge Owners Association

Justin, TX

February 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
02/28/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Feb Balance 2025	Jan Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 BOA	Cash Checking Bank of America	65,318	0	65,318
10015 FIDE	Cash Checking Fidelity	268,160	0	268,160
10015 USB1	Cash Checking US BANK	205,396	203,832	1,564
10020 USB1	Petty Cash US BANK	2,500	2,500	0
10090 00	Cash Prior Mgmt Checking Prior Mgmt	0	305,671	(305,671)
TOTAL OPERATING CASH		\$541,374	\$512,003	\$29,371
CURRENT ASSETS				
13000	Accounts Receivable	31,059	40,537	(9,478)
13055	Accounts Receivable Other	1,185	1,185	0
14150	Prepaid Expenses	0	402	(402)
14165	Prepaid Insurance	13,435	0	13,435
TOTAL CURRENT ASSETS		\$45,679	\$42,124	\$3,556
TOTAL ASSETS		\$587,053	\$554,127	\$32,927
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	5,621	454	5,167
20500	Due To Firstservice Residential	1,020	0	1,020
22215	Deferred Income	172,542	188,643	(16,101)
23000	Prepaid Assessments	3,259	1,818	1,441
TOTAL CURRENT LIABILITIES		\$182,442	\$190,914	(\$8,472)
TOTAL LIABILITIES		\$182,442	\$190,914	(\$8,472)
EQUITY				
OWNERS/MEMBERS EQUITY				
30400	Operating Fund Balance	381,498	353,692	27,806
CURRENT YEAR INCOME (LOSS)		\$23,113	\$9,521	\$13,592

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Account	Description	Feb Balance 2025	Jan Balance 2025	Change
TOTAL EQUITY		\$404,611	\$363,213	\$41,398
TOTAL LIABILITIES & EQUITY		\$587,053	\$554,127	\$32,927

Income Statement - HOA
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Account	Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	17,254	17,708	(454)	34,404	35,416	(1,012)	212,496
40165	Working Capital Contribution	2,650	1,250	1,400	3,850	2,500	1,350	15,000
41035	Late Fees	1,530	0	1,530	1,709	0	1,709	0
41045	Delinquency Processing Fees	1,320	0	1,320	1,320	0	1,320	0
43150	Violation Fees	50	0	50	(150)	0	(150)	0
43720	Transfer Fee Association	275	0	275	1,100	0	1,100	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$23,079	\$18,958	\$4,121	\$42,233	\$37,916	\$4,317	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	279	843	564	508	1,686	1,178	10,116
59615	Telephone	0	100	100	0	200	200	1,200
59640	Internet	14	320	306	527	640	113	3,840
59804	Water	402	1,250	848	1,086	2,500	1,414	15,000
TOTAL UTILITIES		\$695	\$2,513	\$1,818	\$2,120	\$5,026	\$2,906	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,750	1,950	200	3,500	3,900	400	23,400
65860	Grounds Fertilize and Services	107	167	60	107	334	227	2,004
65900	Irrigation Repairs	0	333	333	0	666	666	3,996
TOTAL LANDSCAPE MAINTENANCE		\$1,857	\$2,450	\$593	\$3,607	\$4,900	\$1,293	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	166	166	996
62460	Plumbing Repairs	0	500	500	0	1,000	1,000	6,000
TOTAL COMMON AREA MAINTENANCE		\$0	\$583	\$583	\$0	\$1,166	\$1,166	\$6,996
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	1,555	1,350	(205)	1,614	2,700	1,086	16,200
70010	Pool Supplies & Equip	0	200	200	0	400	400	2,400

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Account	Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
70015	Pool Repairs & Maint	2,730	0	(2,730)	6,688	0	(6,688)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$4,285	\$1,550	(\$2,735)	\$8,302	\$3,100	(\$5,202)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	3,000	4,000	1,000	24,000
50110	Administrative Supplies and Expenses	470	1,083	613	1,410	2,166	756	12,996
50115	Bank Fees Operating	0	30	30	0	60	60	360
50200	Delinquency Processing Exp	0	667	667	0	667	667	7,337
50210	Legal Expenses - Board	680	0	(680)	680	0	(680)	0
TOTAL GENERAL & ADMINISTRATIVE		\$2,650	\$3,780	\$1,130	\$5,090	\$6,893	\$1,803	\$44,693
COMMITTEES								
50795	Social	0	42	42	0	84	84	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$0	\$84	\$84	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	0	0	0	0	0	0	15,000
54010	Federal Income Taxes	0	0	0	0	0	0	4,000
TOTAL INSURANCE & TAXES		\$0	\$0	\$0	\$0	\$0	\$0	\$19,000
TOTAL OPERATING EXPENSES		\$9,487	\$10,918	\$1,431	\$19,120	\$21,169	\$2,049	\$149,349
TOTAL EXPENSES		\$9,487	\$10,918	\$1,431	\$19,120	\$21,169	\$2,049	\$149,349
OPERATING NET INCOME (LOSS)		\$13,592	\$8,040	\$5,552	\$23,113	\$16,747	\$6,366	\$78,147
RESERVE FUND								
RESERVE FUND INCOME (LOSS)		\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Account	Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
COMBINED FUNDS NET INCOME		\$13,592	\$8,040	\$5,552	\$23,113	\$16,747	\$6,366	\$78,147