



Reatta Ridge Owners Association

Justin, TX

January 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
01/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Jan Balance 2025	Dec Balance 2024	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	203,832	116,679	87,153
10020 USB1	Petty Cash US BANK	2,500	2,500	0
10090 00	Cash Prior Mgmt Checking Prior Mgmt	305,671	305,671	0
TOTAL OPERATING CASH		\$512,003	\$424,850	\$87,153
CURRENT ASSETS				
13000	Accounts Receivable	40,537	8,308	32,229
13055	Accounts Receivable Other	1,185	1,185	0
14150	Prepaid Expenses	402	0	402
TOTAL CURRENT ASSETS		\$42,124	\$9,493	\$32,631
TOTAL ASSETS		\$554,127	\$434,343	\$119,784
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	454	0	454
22215	Deferred Income	188,643	0	188,643
23000	Prepaid Assessments	1,818	80,651	(78,834)
TOTAL CURRENT LIABILITIES		\$190,914	\$80,651	\$110,263
TOTAL LIABILITIES		\$190,914	\$80,651	\$110,263
EQUITY				
OWNERS/MEMBERS EQUITY				
30400	Operating Fund Balance	353,692	353,692	0
CURRENT YEAR INCOME (LOSS)		\$9,521	\$0	\$9,521
TOTAL EQUITY		\$363,213	\$353,692	\$9,521
TOTAL LIABILITIES & EQUITY		\$554,127	\$434,343	\$119,784

Income Statement - HOA
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Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	17,149	17,708	(559)	17,149	17,708	(559)	212,496
40165	Working Capital Contribution	1,200	1,250	(50)	1,200	1,250	(50)	15,000
41035	Late Fees	179	0	179	179	0	179	0
43150	Violation Fees	(200)	0	(200)	(200)	0	(200)	0
43720	Transfer Fee Association	825	0	825	825	0	825	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$19,153	\$18,958	\$195	\$19,153	\$18,958	\$195	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	229	843	614	229	843	614	10,116
59615	Telephone	0	100	100	0	100	100	1,200
59640	Internet	513	320	(193)	513	320	(193)	3,840
59804	Water	684	1,250	566	684	1,250	566	15,000
TOTAL UTILITIES		\$1,425	\$2,513	\$1,088	\$1,425	\$2,513	\$1,088	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,750	1,950	200	1,750	1,950	200	23,400
65860	Grounds Fertilize and Services	0	167	167	0	167	167	2,004
65900	Irrigation Repairs	0	333	333	0	333	333	3,996
TOTAL LANDSCAPE MAINTENANCE		\$1,750	\$2,450	\$700	\$1,750	\$2,450	\$700	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	83	83	996
62460	Plumbing Repairs	0	500	500	0	500	500	6,000
TOTAL COMMON AREA MAINTENANCE		\$0	\$583	\$583	\$0	\$583	\$583	\$6,996
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	59	1,350	1,291	59	1,350	1,291	16,200
70010	Pool Supplies & Equip	0	200	200	0	200	200	2,400
70015	Pool Repairs & Maint	3,958	0	(3,958)	3,958	0	(3,958)	0

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TOTAL AMENITY CENTER/POOL MAINTENANCE		\$4,017	\$1,550	(\$2,467)	\$4,017	\$1,550	(\$2,467)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	1,500	2,000	500	24,000
50110	Administrative Supplies and Expenses	940	1,083	143	940	1,083	143	12,996
50115	Bank Fees Operating	0	30	30	0	30	30	360
50200	Delinquency Processing Exp	0	0	0	0	0	0	7,337
TOTAL GENERAL & ADMINISTRATIVE		\$2,440	\$3,113	\$673	\$2,440	\$3,113	\$673	\$44,693
COMMITTEES								
50795	Social	0	42	42	0	42	42	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$0	\$42	\$42	\$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		\$9,632	\$10,251	\$619	\$9,632	\$10,251	\$619	\$149,349
TOTAL EXPENSES		\$9,632	\$10,251	\$619	\$9,632	\$10,251	\$619	\$149,349
OPERATING NET INCOME (LOSS)		\$9,521	\$8,707	\$814	\$9,521	\$8,707	\$814	\$78,147
RESERVE FUND								
RESERVE FUND INCOME (LOSS)		\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMBINED FUNDS NET INCOME		\$9,521	\$8,707	\$814	\$9,521	\$8,707	\$814	\$78,147

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