



Reatta Ridge Owners Association

Justin, TX

April 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
04/30/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Apr Balance 2025	Mar Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 BOA	Cash Checking Bank of America	65,318	65,318	0
10015 FIDE	Cash Checking Fidelity	268,160	268,160	0
10015 USB1	Cash Checking US BANK	221,714	218,234	3,480
10020 USB1	Petty Cash US BANK	5,000	5,000	0
10090 00	Cash Prior Mgmt Checking Prior Mgmt	0	0	0
TOTAL OPERATING CASH		\$560,192	\$556,712	\$3,480
CURRENT ASSETS				
13000	Accounts Receivable	18,658	23,777	(5,119)
13055	Accounts Receivable Other	0	1,886	(1,886)
14165	Prepaid Insurance	11,196	12,315	(1,120)
TOTAL CURRENT ASSETS		\$29,854	\$37,978	(\$8,125)
TOTAL ASSETS		\$590,045	\$594,690	(\$4,645)
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	3,419	2,887	532
20500	Due To Firstservice Residential	1,780	4,455	(2,675)
22215	Deferred Income	144,291	159,611	(15,320)
23000	Prepaid Assessments	8,221	5,878	2,344
TOTAL CURRENT LIABILITIES		\$157,712	\$172,830	(\$15,119)
TOTAL LIABILITIES		\$157,712	\$172,830	(\$15,119)
EQUITY				
OWNERS/MEMBERS EQUITY				
30400	Operating Fund Balance	381,498	381,498	0
CURRENT YEAR INCOME (LOSS)		\$50,835	\$40,362	\$10,474
TOTAL EQUITY		\$432,334	\$421,860	\$10,474

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TOTAL LIABILITIES & EQUITY		\$590,045	\$594,690	(\$4,645)

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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	18,036	17,708	328	69,694	70,832	(1,138)	212,496
40165	Working Capital Contribution	3,625	1,250	2,375	14,350	5,000	9,350	15,000
41035	Late Fees	437	0	437	3,194	0	3,194	0
41045	Delinquency Processing Fees	4,036	0	4,036	7,520	0	7,520	0
43150	Violation Fees	100	0	100	(50)	0	(50)	0
43720	Transfer Fee Association	(1,100)	0	(1,100)	0	0	0	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$25,134	\$18,958	\$6,176	\$94,708	\$75,832	\$18,876	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	768	843	75	1,454	3,372	1,918	10,116
59615	Telephone	0	100	100	0	400	400	1,200
59640	Internet	185	320	135	725	1,280	555	3,840
59804	Water	102	1,250	1,148	1,460	5,000	3,540	15,000
TOTAL UTILITIES		\$1,055	\$2,513	\$1,458	\$3,639	\$10,052	\$6,413	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,750	1,950	200	7,000	7,800	800	23,400
65855	Landscape Maintenance and Repair	600	0	(600)	1,075	0	(1,075)	0
65860	Grounds Fertilize and Services	64	167	103	485	668	183	2,004
65900	Irrigation Repairs	0	333	333	0	1,332	1,332	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,414	\$2,450	\$36	\$8,560	\$9,800	\$1,240	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	332	332	996
62460	Plumbing Repairs	0	500	500	0	2,000	2,000	6,000
TOTAL COMMON AREA MAINTENANCE		\$0	\$583	\$583	\$0	\$2,332	\$2,332	\$6,996
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	930	1,350	420	3,044	5,400	2,356	16,200

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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
70010	Pool Supplies & Equip	0	200	200	0	800	800	2,400
70015	Pool Repairs & Maint	2,548	0	(2,548)	9,235	0	(9,235)	0
70020	Pool Inspection	0	0	0	150	0	(150)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$3,478	\$1,550	(\$1,928)	\$12,430	\$6,200	(\$6,230)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	6,000	8,000	2,000	24,000
50110	Administrative Supplies and Expenses	477	1,083	607	2,827	4,332	1,506	12,996
50115	Bank Fees Operating	0	30	30	0	120	120	360
50200	Delinquency Processing Exp	3,418	667	(2,751)	5,068	2,001	(3,067)	7,337
50210	Legal Expenses - Board	0	0	0	680	0	(680)	0
50540	Reserve Study	1,200	250	(950)	1,200	1,000	(200)	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$6,595	\$4,030	(\$2,565)	\$16,960	\$15,453	(\$1,507)	\$47,693
COMMITTEES								
50795	Social	0	42	42	45	168	123	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$45	\$168	\$123	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	2,239	5,000	2,761	15,000
54010	Federal Income Taxes	0	0	0	0	4,000	4,000	4,000
TOTAL INSURANCE & TAXES		\$1,120	\$1,250	\$130	\$2,239	\$9,000	\$6,761	\$19,000
TOTAL OPERATING EXPENSES		\$14,660	\$12,418	(\$2,242)	\$43,873	\$53,005	\$9,132	\$152,349
TOTAL EXPENSES		\$14,660	\$12,418	(\$2,242)	\$43,873	\$53,005	\$9,132	\$152,349
OPERATING NET INCOME (LOSS)		\$10,474	\$6,540	\$3,934	\$50,835	\$22,827	\$28,008	\$75,147
RESERVE FUND								

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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
	RESERVE FUND INCOME (LOSS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	COMBINED FUNDS NET INCOME	\$10,474	\$6,540	\$3,934	\$50,835	\$22,827	\$28,008	\$75,147