



Reatta Ridge Owners Association

Justin, TX

August 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
08/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Aug Balance 2025	Jul Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	196,680	202,048	(5,368)
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		\$201,680	\$207,048	(\$5,368)
RESERVE				
11000 BOA1	Reserve Checking Bank of America	43,668	53,681	(10,013)
11010 FID1	Reserve CD FIDELITY	274,462	273,203	1,259
TOTAL RESERVES		\$318,129	\$326,884	(\$8,754)
TOTAL CASH		\$519,810	\$533,932	(\$14,123)
CURRENT ASSETS				
13000	Accounts Receivable	13,859	11,126	2,734
13055	Accounts Receivable Other	3,095	3,095	0
14165	Prepaid Insurance	6,718	7,837	(1,120)
TOTAL CURRENT ASSETS		\$23,672	\$22,058	\$1,614
TOTAL ASSETS		\$543,481	\$555,990	(\$12,508)
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	0	3,151	(3,151)
20155	Collection Fees due	1,827	660	1,166
20360	Refunds Payable	213	0	213
22010	Accrued Expenses	3,298	0	3,298
22215	Deferred Income	80,755	98,826	(18,071)
23000	Prepaid Assessments	7,603	5,941	1,662
TOTAL CURRENT LIABILITIES		\$93,694	\$108,578	(\$14,884)
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Account	Description	Aug Balance 2025	Jul Balance 2025	Change
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	4,169	4,169	0
30400	Operating Fund Balance	43,852	42,978	874
32000	Reserve Fund	337,647	338,521	(874)
CURRENT YEAR INCOME (LOSS)		\$64,120	\$61,745	\$2,375
TOTAL EQUITY		\$449,787	\$447,412	\$2,375
TOTAL LIABILITIES & EQUITY		\$543,481	\$555,990	(\$12,508)

Income Statement - HOA
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Account	Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	20,189	17,708	2,481	147,888	141,664	6,224	212,496
40165	Working Capital Contribution	4,800	1,250	3,550	34,450	10,000	24,450	15,000
41035	Late Fees	186	0	186	3,897	0	3,897	0
41045	Delinquency Processing Fees	1,050	0	1,050	9,036	0	9,036	0
42340	Miscellaneous Income	50	0	50	603	0	603	0
43150	Violation Fees	100	0	100	950	0	950	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$26,375	\$18,958	\$7,417	\$196,824	\$151,664	\$45,160	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	886	843	(43)	4,570	6,744	2,174	10,116
59615	Telephone	0	100	100	0	800	800	1,200
59640	Internet	312	320	8	2,265	2,560	295	3,840
59804	Water	2,149	1,250	(899)	8,055	10,000	1,945	15,000
TOTAL UTILITIES		\$3,348	\$2,513	(\$835)	\$14,890	\$20,104	\$5,214	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,950	1,950	0	12,650	15,600	2,950	23,400
65855	Landscape Maintenance and Repair	450	0	(450)	2,275	0	(2,275)	0
65860	Grounds Fertilize and Services	0	167	167	699	1,336	637	2,004
65900	Irrigation Repairs	0	333	333	75	2,664	2,589	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,400	\$2,450	\$50	\$15,699	\$19,600	\$3,901	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	664	664	996
62460	Plumbing Repairs	735	500	(235)	735	4,000	3,265	6,000
62500	Building and Facilities R&M	0	0	0	11,900	0	(11,900)	0
62550	Common Area Miscellaneous Expense	0	0	0	260	0	(260)	0
TOTAL COMMON AREA MAINTENANCE		\$735	\$583	(\$152)	\$12,896	\$4,664	(\$8,232)	\$6,996

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Account	Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	1,223	1,350	128	6,531	10,800	4,269	16,200
70010	Pool Supplies & Equip	1,387	200	(1,187)	1,662	1,600	(62)	2,400
70015	Pool Repairs & Maint	46	0	(46)	10,541	0	(10,541)	0
70020	Pool Inspection	0	0	0	1,950	0	(1,950)	0
70025	Pool Chemicals	0	0	0	1,619	0	(1,619)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$2,655	\$1,550	(\$1,105)	\$22,304	\$12,400	(\$9,904)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	12,000	16,000	4,000	24,000
50110	Administrative Supplies and Expenses	1,232	1,083	(149)	6,295	8,664	2,370	12,996
50115	Bank Fees Operating	0	30	30	0	240	240	360
50190	Annual Review/Tax Return Preparation	0	0	0	700	0	(700)	0
50200	Delinquency Processing Exp	2,255	667	(1,588)	10,575	4,669	(5,906)	7,337
50210	Legal Expenses - Board	0	0	0	1,530	0	(1,530)	0
50540	Reserve Study	0	250	250	2,400	2,000	(400)	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$4,987	\$4,030	(\$957)	\$34,685	\$31,573	(\$3,112)	\$47,693
COMMITTEES								
50795	Social	0	42	42	368	336	(32)	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$368	\$336	(\$32)	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	6,717	10,000	3,283	15,000
54010	Federal Income Taxes	0	0	0	5,627	4,000	(1,627)	4,000
TOTAL INSURANCE & TAXES		\$1,120	\$1,250	\$130	\$12,345	\$14,000	\$1,655	\$19,000
TOTAL OPERATING EXPENSES		\$15,245	\$12,418	(\$2,827)	\$113,187	\$102,677	(\$10,510)	\$152,349
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Account	Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING NET INCOME (LOSS)		\$11,130	\$6,540	\$4,590	\$83,637	\$48,987	\$34,650	\$75,147
RESERVE FUND								
RESERVE REVENUE								
49390	Unrealized Gain On Investments Reserve	(1,259)	0	1,259	(2,133)	0	2,133	0
TOTAL RESERVE REVENUE		\$1,259	\$0	(\$1,259)	\$2,133	\$0	(\$2,133)	\$0
RESERVE EXPENSES								
94070	Reserve Expenses	10,013	0	(10,013)	21,650	0	(21,650)	0
TOTAL RESERVE EXPENSES		\$10,013	\$0	(\$10,013)	\$21,650	\$0	(\$21,650)	\$0
RESERVE FUND INCOME (LOSS)		(\$8,754)	\$0	(\$8,754)	(\$19,517)	\$0	(\$19,517)	\$0
COMBINED FUNDS NET INCOME (LOSS)		\$2,375	\$6,540	(\$4,165)	\$64,120	\$48,987	\$15,133	\$75,147