



Reatta Ridge Owners Association

Justin, TX

July 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
07/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Jul Balance 2025	Jun Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 BOA	Cash Checking Bank of America	0	65,318	(65,318)
10015 FIDE	Cash Checking Fidelity	0	272,329	(272,329)
10015 USB1	Cash Checking US BANK	202,048	203,928	(1,880)
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		\$207,048	\$546,575	(\$339,527)
RESERVE				
11000 BOA1	Reserve Checking Bank of America	53,681	0	53,681
11010 FID1	Reserve CD FIDELITY	273,203	0	273,203
TOTAL RESERVES		\$326,884	\$0	\$326,884
TOTAL CASH		\$533,932	\$546,575	(\$12,643)
CURRENT ASSETS				
13000	Accounts Receivable	11,126	14,314	(3,189)
13055	Accounts Receivable Other	3,095	3,095	0
14165	Prepaid Insurance	7,837	8,957	(1,120)
TOTAL CURRENT ASSETS		\$22,058	\$26,366	(\$4,308)
TOTAL ASSETS		\$555,990	\$572,941	(\$16,951)
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	3,151	2,811	340
20055	Accounts Payable Other	0	2,855	(2,855)
20155	Collection Fees due	660	0	660
22215	Deferred Income	98,826	115,540	(16,714)
23000	Prepaid Assessments	5,941	5,571	370
TOTAL CURRENT LIABILITIES		\$108,578	\$126,777	(\$18,199)

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TOTAL LIABILITIES		\$108,578	\$126,777	(\$18,199)
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	4,169	4,169	0
30400	Operating Fund Balance	42,978	381,498	(338,521)
32000	Reserve Fund	338,521	0	338,521
CURRENT YEAR INCOME (LOSS)		\$61,745	\$60,497	\$1,248
TOTAL EQUITY		\$447,412	\$446,164	\$1,248
TOTAL LIABILITIES & EQUITY		\$555,990	\$572,941	(\$16,951)

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Account	Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	19,765	17,708	2,057	127,699	123,956	3,743	212,496
40165	Working Capital Contribution	4,500	1,250	3,250	29,650	8,750	20,900	15,000
41035	Late Fees	79	0	79	3,712	0	3,712	0
41045	Delinquency Processing Fees	350	0	350	7,986	0	7,986	0
42340	Miscellaneous Income	150	0	150	553	0	553	0
43150	Violation Fees	300	0	300	850	0	850	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$25,144	\$18,958	\$6,186	\$170,450	\$132,706	\$37,744	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	927	843	(84)	3,683	5,901	2,218	10,116
59615	Telephone	0	100	100	0	700	700	1,200
59640	Internet	186	320	134	1,953	2,240	287	3,840
59804	Water	3,154	1,250	(1,904)	5,906	8,750	2,844	15,000
TOTAL UTILITIES		\$4,267	\$2,513	(\$1,754)	\$11,543	\$17,591	\$6,048	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,950	1,950	0	10,700	13,650	2,950	23,400
65855	Landscape Maintenance and Repair	750	0	(750)	1,825	0	(1,825)	0
65860	Grounds Fertilize and Services	107	167	60	699	1,169	470	2,004
65900	Irrigation Repairs	0	333	333	75	2,331	2,256	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,807	\$2,450	(\$357)	\$13,299	\$17,150	\$3,851	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	581	581	996
62460	Plumbing Repairs	0	500	500	0	3,500	3,500	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		\$0	\$583	\$583	\$12,161	\$4,081	(\$8,080)	\$6,996

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Account	Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	204	1,350	1,146	5,309	9,450	4,141	16,200
70010	Pool Supplies & Equip	275	200	(75)	275	1,400	1,125	2,400
70015	Pool Repairs & Maint	161	0	(161)	10,496	0	(10,496)	0
70020	Pool Inspection	1,800	0	(1,800)	1,950	0	(1,950)	0
70025	Pool Chemicals	0	0	0	1,619	0	(1,619)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$2,440	\$1,550	(\$890)	\$19,648	\$10,850	(\$8,798)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	10,500	14,000	3,500	24,000
50110	Administrative Supplies and Expenses	948	1,083	135	5,063	7,581	2,519	12,996
50115	Bank Fees Operating	0	30	30	0	210	210	360
50190	Annual Review/Tax Return Preparation	0	0	0	700	0	(700)	0
50200	Delinquency Processing Exp	(552)	667	1,219	8,320	4,002	(4,318)	7,337
50210	Legal Expenses - Board	552	0	(552)	1,530	0	(1,530)	0
50540	Reserve Study	0	250	250	2,400	1,750	(650)	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$2,448	\$4,030	\$1,582	\$29,698	\$27,543	(\$2,155)	\$47,693
COMMITTEES								
50795	Social	52	42	(10)	368	294	(74)	504
TOTAL COMMITTEES		\$52	\$42	(\$10)	\$368	\$294	(\$74)	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	5,598	8,750	3,152	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	\$11,225	\$12,750	\$1,525	\$19,000
TOTAL OPERATING EXPENSES		\$13,133	\$12,418	(\$715)	\$97,942	\$90,259	(\$7,683)	\$152,349
TOTAL EXPENSES		\$13,133	\$12,418	(\$715)	\$97,942	\$90,259	(\$7,683)	\$152,349

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Account	Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING NET INCOME (LOSS)		\$12,011	\$6,540	\$5,471	\$72,508	\$42,447	\$30,061	\$75,147
RESERVE FUND								
RESERVE REVENUE								
49390	Unrealized Gain On Investments Reserve	(874)	0	874	(874)	0	874	0
TOTAL RESERVE REVENUE		\$874	\$0	(\$874)	\$874	\$0	(\$874)	\$0
RESERVE EXPENSES								
94070	Reserve Expenses	11,637	0	(11,637)	11,637	0	(11,637)	0
TOTAL RESERVE EXPENSES		\$11,637	\$0	(\$11,637)	\$11,637	\$0	(\$11,637)	\$0
RESERVE FUND INCOME (LOSS)		(\$10,763)	\$0	(\$10,763)	(\$10,763)	\$0	(\$10,763)	\$0
COMBINED FUNDS NET INCOME (LOSS)		\$1,248	\$6,540	(\$5,292)	\$61,745	\$42,447	\$19,298	\$75,147