



Reatta Ridge Owners Association

Justin, TX

June 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
06/30/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Jun Balance 2025	May Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 BOA	Cash Checking Bank of America	65,318	65,318	0
10015 FIDE	Cash Checking Fidelity	272,329	271,066	1,263
10015 USB1	Cash Checking US BANK	203,928	204,473	(545)
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		\$546,575	\$545,857	\$718
CURRENT ASSETS				
13000	Accounts Receivable	14,314	21,408	(7,094)
13055	Accounts Receivable Other	3,095	3,095	0
14165	Prepaid Insurance	8,957	10,076	(1,120)
TOTAL CURRENT ASSETS		\$26,366	\$34,579	(\$8,213)
TOTAL ASSETS		\$572,941	\$580,436	(\$7,495)
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	2,811	4,168	(1,358)
20055	Accounts Payable Other	2,855	0	2,855
20500	Due To Firstservice Residential	0	1,780	(1,780)
22215	Deferred Income	115,540	132,880	(17,341)
23000	Prepaid Assessments	5,571	9,922	(4,351)
TOTAL CURRENT LIABILITIES		\$126,777	\$148,751	(\$21,975)
TOTAL LIABILITIES		\$126,777	\$148,751	(\$21,975)
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	4,169	2,906	1,263
30400	Operating Fund Balance	381,498	381,498	0
CURRENT YEAR INCOME (LOSS)		\$60,497	\$47,281	\$13,217

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TOTAL EQUITY		\$446,164	\$431,685	\$14,479
TOTAL LIABILITIES & EQUITY		\$572,941	\$580,436	(\$7,495)

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Account	Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	19,257	17,708	1,549	107,934	106,248	1,686	212,496
40165	Working Capital Contribution	5,400	1,250	4,150	25,150	7,500	17,650	15,000
41035	Late Fees	204	0	204	3,633	0	3,633	0
41045	Delinquency Processing Fees	68	0	68	7,636	0	7,636	0
42340	Miscellaneous Income	353	0	353	403	0	403	0
43150	Violation Fees	300	0	300	550	0	550	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$25,582	\$18,958	\$6,624	\$145,306	\$113,748	\$31,558	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	426	843	417	2,756	5,058	2,302	10,116
59615	Telephone	0	100	100	0	600	600	1,200
59640	Internet	312	320	8	1,767	1,920	153	3,840
59804	Water	1,104	1,250	146	2,753	7,500	4,747	15,000
TOTAL UTILITIES		\$1,842	\$2,513	\$671	\$7,276	\$15,078	\$7,802	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	0	1,950	1,950	8,750	11,700	2,950	23,400
65855	Landscape Maintenance and Repair	0	0	0	1,075	0	(1,075)	0
65860	Grounds Fertilize and Services	0	167	167	592	1,002	410	2,004
65900	Irrigation Repairs	0	333	333	75	1,998	1,923	3,996
TOTAL LANDSCAPE MAINTENANCE		\$0	\$2,450	\$2,450	\$10,492	\$14,700	\$4,208	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	498	498	996
62460	Plumbing Repairs	0	500	500	0	3,000	3,000	6,000
62500	Building and Facilities R&M	0	0	0	11,900	0	(11,900)	0
62550	Common Area Miscellaneous Expense	260	0	(260)	260	0	(260)	0
TOTAL COMMON AREA MAINTENANCE		\$260	\$583	\$323	\$12,161	\$3,498	(\$8,663)	\$6,996

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Account	Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	1,010	1,350	340	5,104	8,100	2,996	16,200
70010	Pool Supplies & Equip	0	200	200	0	1,200	1,200	2,400
70015	Pool Repairs & Maint	0	0	0	10,335	0	(10,335)	0
70020	Pool Inspection	0	0	0	150	0	(150)	0
70025	Pool Chemicals	1,110	0	(1,110)	1,619	0	(1,619)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$2,120	\$1,550	(\$570)	\$17,209	\$9,300	(\$7,909)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	9,000	12,000	3,000	24,000
50110	Administrative Supplies and Expenses	658	1,083	425	4,115	6,498	2,384	12,996
50115	Bank Fees Operating	0	30	30	0	180	180	360
50190	Annual Review/Tax Return Preparation	0	0	0	700	0	(700)	0
50200	Delinquency Processing Exp	552	667	115	8,872	3,335	(5,537)	7,337
50210	Legal Expenses - Board	0	0	0	978	0	(978)	0
50540	Reserve Study	1,200	250	(950)	2,400	1,500	(900)	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$3,910	\$4,030	\$120	\$27,250	\$23,513	(\$3,737)	\$47,693
COMMITTEES								
50795	Social	271	42	(229)	316	252	(64)	504
TOTAL COMMITTEES		\$271	\$42	(\$229)	\$316	\$252	(\$64)	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	4,478	7,500	3,022	15,000
54010	Federal Income Taxes	2,842	0	(2,842)	5,627	4,000	(1,627)	4,000
TOTAL INSURANCE & TAXES		\$3,962	\$1,250	(\$2,712)	\$10,106	\$11,500	\$1,394	\$19,000
TOTAL OPERATING EXPENSES		\$12,365	\$12,418	\$53	\$84,809	\$77,841	(\$6,968)	\$152,349
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Account	Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING NET INCOME (LOSS)		\$13,217	\$6,540	\$6,677	\$60,497	\$35,907	\$24,590	\$75,147
RESERVE FUND								
RESERVE FUND INCOME (LOSS)		\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMBINED FUNDS NET INCOME (LOSS)		\$13,217	\$6,540	\$6,677	\$60,497	\$35,907	\$24,590	\$75,147