



Reatta Ridge Owners Association

Justin, TX

March 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
03/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Mar Balance 2025	Feb 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	217,954	205,396	12,558
10020 USB1	Petty Cash US BANK	5,000	2,500	2,500
10090 00	Cash Prior Mgmt Checking Prior Mgmt	0	0	0
TOTAL OPERATING CASH		\$556,432	\$541,374	\$15,058
CURRENT ASSETS				
13000	Accounts Receivable	23,777	31,059	(7,282)
13055	Accounts Receivable Other	1,886	1,185	701
14165	Prepaid Insurance	12,315	13,435	(1,120)
TOTAL CURRENT ASSETS		\$37,978	\$45,679	(\$7,701)
TOTAL ASSETS		\$594,411	\$587,053	\$7,357
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	2,887	5,621	(2,734)
20500	Due To Firstservice Residential	4,455	1,020	3,435
22215	Deferred Income	159,611	172,542	(12,931)
23000	Prepaid Assessments	5,878	3,259	2,619
TOTAL CURRENT LIABILITIES		\$172,830	\$182,442	(\$9,612)
TOTAL LIABILITIES		\$172,830	\$182,442	(\$9,612)
EQUITY				
OWNERS/MEMBERS EQUITY				
30400	Operating Fund Balance	381,498	381,498	0
CURRENT YEAR INCOME (LOSS)		\$40,082	\$23,113	\$16,969
TOTAL EQUITY		\$421,580	\$404,611	\$16,969

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TOTAL LIABILITIES & EQUITY		\$594,411	\$587,053	\$7,357

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Account	Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	17,254	17,708	(454)	51,658	53,124	(1,466)	212,496
40165	Working Capital Contribution	6,875	1,250	5,625	10,725	3,750	6,975	15,000
41035	Late Fees	1,048	0	1,048	2,758	0	2,758	0
41045	Delinquency Processing Fees	2,164	0	2,164	3,484	0	3,484	0
43150	Violation Fees	0	0	0	(150)	0	(150)	0
43720	Transfer Fee Association	0	0	0	1,100	0	1,100	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$27,342	\$18,958	\$8,384	\$69,574	\$56,874	\$12,700	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	457	843	386	965	2,529	1,564	10,116
59615	Telephone	0	100	100	0	300	300	1,200
59640	Internet	14	320	306	540	960	420	3,840
59804	Water	272	1,250	978	1,358	3,750	2,392	15,000
TOTAL UTILITIES		\$743	\$2,513	\$1,770	\$2,863	\$7,539	\$4,676	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,750	1,950	200	5,250	5,850	600	23,400
65855	Landscape Maintenance and Repair	475	0	(475)	475	0	(475)	0
65860	Grounds Fertilize and Services	314	167	(147)	421	501	80	2,004
65900	Irrigation Repairs	0	333	333	0	999	999	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,539	\$2,450	(\$89)	\$6,146	\$7,350	\$1,204	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	249	249	996
62460	Plumbing Repairs	0	500	500	0	1,500	1,500	6,000
TOTAL COMMON AREA MAINTENANCE		\$0	\$583	\$583	\$0	\$1,749	\$1,749	\$6,996
AMENITY CENTER/POOL MAINTENANCE								
70000	Pool Contract Maintenance	500	1,350	850	2,114	4,050	1,936	16,200

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70010	Pool Supplies & Equip	0	200	200	0	600	600	2,400
70015	Pool Repairs & Maint	0	0	0	6,688	0	(6,688)	0
70020	Pool Inspection	150	0	(150)	150	0	(150)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$650	\$1,550	\$900	\$8,952	\$4,650	(\$4,302)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	4,500	6,000	1,500	24,000
50110	Administrative Supplies and Expenses	940	1,083	143	2,350	3,249	899	12,996
50115	Bank Fees Operating	0	30	30	0	90	90	360
50200	Delinquency Processing Exp	1,650	667	(983)	1,650	1,334	(316)	7,337
50210	Legal Expenses - Board	0	0	0	680	0	(680)	0
50540	Reserve Study	0	250	250	0	750	750	3,000
50555	Prior Year Expense	1,185	0	(1,185)	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$5,275	\$4,030	(\$1,245)	\$10,365	\$11,423	\$1,058	\$47,693
COMMITTEES								
50795	Social	45	42	(3)	45	126	81	504
TOTAL COMMITTEES		\$45	\$42	(\$3)	\$45	\$126	\$81	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	1,120	3,750	2,630	15,000
54010	Federal Income Taxes	0	4,000	4,000	0	4,000	4,000	4,000
TOTAL INSURANCE & TAXES		\$1,120	\$5,250	\$4,130	\$1,120	\$7,750	\$6,630	\$19,000
TOTAL OPERATING EXPENSES		\$10,372	\$16,418	\$6,046	\$29,492	\$40,587	\$11,095	\$152,349
TOTAL EXPENSES		\$10,372	\$16,418	\$6,046	\$29,492	\$40,587	\$11,095	\$152,349
OPERATING NET INCOME (LOSS)		\$16,969	\$2,540	\$14,429	\$40,082	\$16,287	\$23,795	\$75,147
RESERVE FUND								

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Account	Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
	RESERVE FUND INCOME (LOSS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	COMBINED FUNDS NET INCOME	\$16,969	\$2,540	\$14,429	\$40,082	\$16,287	\$23,795	\$75,147