



Reatta Ridge Owners Association

Justin, TX

May 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
05/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	May Balance 2025	Apr Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 BOA	Cash Checking Bank of America	65,318	65,318	0
10015 FIDE	Cash Checking Fidelity	271,066	268,160	2,906
10015 USB1	Cash Checking US BANK	204,473	221,714	(17,241)
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		\$545,857	\$560,192	(\$14,335)
CURRENT ASSETS				
13000	Accounts Receivable	21,408	18,658	2,750
13055	Accounts Receivable Other	3,095	0	3,095
14165	Prepaid Insurance	10,076	11,196	(1,120)
TOTAL CURRENT ASSETS		\$34,579	\$29,854	\$4,725
TOTAL ASSETS		\$580,436	\$590,045	(\$9,609)
LIABILITIES				
CURRENT LIABILITIES				
20005	Accrued Expenses	4,168	3,419	750
20500	Due To Firstservice Residential	1,780	1,780	0
22215	Deferred Income	132,880	144,291	(11,411)
23000	Prepaid Assessments	9,922	8,221	1,701
TOTAL CURRENT LIABILITIES		\$148,751	\$157,712	(\$8,960)
TOTAL LIABILITIES		\$148,751	\$157,712	(\$8,960)
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	2,906	0	2,906
30400	Operating Fund Balance	381,498	381,498	0
CURRENT YEAR INCOME (LOSS)		\$47,281	\$50,835	(\$3,555)

Balance Sheet

L0621 Reatta Ridge Owners Association

05/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	May Balance 2025	Apr Balance 2025	Change
TOTAL EQUITY		\$431,685	\$432,334	(\$649)
TOTAL LIABILITIES & EQUITY		\$580,436	\$590,045	(\$9,609)

Income Statement - HOA
L0621 Reatta Ridge Owners Association
05/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	18,983	17,708	1,275	88,677	88,540	137	212,496
40165	Working Capital Contribution	5,400	1,250	4,150	19,750	6,250	13,500	15,000
41035	Late Fees	235	0	235	3,429	0	3,429	0
41045	Delinquency Processing Fees	48	0	48	7,568	0	7,568	0
42340	Miscellaneous Income	50	0	50	50	0	50	0
43150	Violation Fees	300	0	300	250	0	250	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$25,016	\$18,958	\$6,058	\$119,724	\$94,790	\$24,934	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	877	843	(34)	2,330	4,215	1,885	10,116
59615	Telephone	0	100	100	0	500	500	1,200
59640	Internet	730	320	(410)	1,456	1,600	144	3,840
59804	Water	189	1,250	1,061	1,648	6,250	4,602	15,000
TOTAL UTILITIES		\$1,796	\$2,513	\$717	\$5,434	\$12,565	\$7,131	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,750	1,950	200	8,750	9,750	1,000	23,400
65855	Landscape Maintenance and Repair	0	0	0	1,075	0	(1,075)	0
65860	Grounds Fertilize and Services	107	167	60	592	835	243	2,004
65900	Irrigation Repairs	75	333	258	75	1,665	1,590	3,996
TOTAL LANDSCAPE MAINTENANCE		\$1,932	\$2,450	\$518	\$10,492	\$12,250	\$1,758	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	415	415	996
62460	Plumbing Repairs	0	500	500	0	2,500	2,500	6,000
62500	Building and Facilities R&M	11,900	0	(11,900)	11,900	0	(11,900)	0
TOTAL COMMON AREA MAINTENANCE		\$11,900	\$583	(\$11,317)	\$11,900	\$2,915	(\$8,985)	\$6,996
AMENITY CENTER/POOL MAINTENANCE								

Income Statement - HOA
L0621 Reatta Ridge Owners Association
05/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
70000	Pool Contract Maintenance	1,050	1,350	300	4,094	6,750	2,656	16,200
70010	Pool Supplies & Equip	0	200	200	0	1,000	1,000	2,400
70015	Pool Repairs & Maint	1,100	0	(1,100)	10,335	0	(10,335)	0
70020	Pool Inspection	0	0	0	150	0	(150)	0
70025	Pool Chemicals	509	0	(509)	509	0	(509)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$2,658	\$1,550	(\$1,108)	\$15,088	\$7,750	(\$7,338)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	7,500	10,000	2,500	24,000
50110	Administrative Supplies and Expenses	630	1,083	453	3,457	5,415	1,959	12,996
50115	Bank Fees Operating	0	30	30	0	150	150	360
50190	Annual Review/Tax Return Preparation	700	0	(700)	700	0	(700)	0
50200	Delinquency Processing Exp	3,252	667	(2,585)	8,320	2,668	(5,652)	7,337
50210	Legal Expenses - Board	298	0	(298)	978	0	(978)	0
50540	Reserve Study	0	250	250	1,200	1,250	50	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$6,380	\$4,030	(\$2,350)	\$23,339	\$19,483	(\$3,856)	\$47,693
COMMITTEES								
50795	Social	0	42	42	45	210	165	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$45	\$210	\$165	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	3,359	6,250	2,891	15,000
54010	Federal Income Taxes	2,785	0	(2,785)	2,785	4,000	1,215	4,000
TOTAL INSURANCE & TAXES		\$3,905	\$1,250	(\$2,655)	\$6,144	\$10,250	\$4,106	\$19,000
TOTAL OPERATING EXPENSES		\$28,571	\$12,418	(\$16,153)	\$72,444	\$65,423	(\$7,021)	\$152,349
TOTAL EXPENSES		\$28,571	\$12,418	(\$16,153)	\$72,444	\$65,423	(\$7,021)	\$152,349

Income Statement - HOA
L0621 Reatta Ridge Owners Association
05/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
	OPERATING NET INCOME (LOSS)	(\$3,555)	\$6,540	(\$10,095)	\$47,281	\$29,367	\$17,914	\$75,147
	RESERVE FUND							
	RESERVE FUND INCOME (LOSS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	COMBINED FUNDS NET INCOME (LOSS)	(\$3,555)	\$6,540	(\$10,095)	\$47,281	\$29,367	\$17,914	\$75,147