



Reatta Ridge Owners Association

Justin, TX

December 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
12/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Dec Balance 2025	Nov Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	180,688	158,365	22,324
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		\$185,688	\$163,365	\$22,324
RESERVE				
11000 BOA1	Reserve Checking Bank of America	44,957	39,067	5,890
11010 FID1	Reserve CD FIDELITY	304,144	277,199	26,945
TOTAL RESERVES		\$349,101	\$316,266	\$32,835
TOTAL CASH		\$534,789	\$479,631	\$55,159
CURRENT ASSETS				
13000	Accounts Receivable	15,536	14,779	758
13055	Accounts Receivable Other	0	416	(416)
14165	Prepaid Insurance	2,239	3,359	(1,120)
TOTAL CURRENT ASSETS		\$17,775	\$18,553	(\$778)
TOTAL ASSETS		\$552,565	\$498,184	\$54,381
LIABILITIES				
CURRENT LIABILITIES				
20360	Refunds Payable	213	213	0
20500	Due To Firstservice Residential	0	1,125	(1,125)
22010	Accrued Expenses	971	1,756	(786)
22215	Deferred Income	0	20,907	(20,907)
23000	Prepaid Assessments	89,467	9,440	80,027
TOTAL CURRENT LIABILITIES		\$90,650	\$33,440	\$57,210
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Account	Description	Dec Balance 2025	Nov Balance 2025	Change
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	4,169	4,169	0
30400	Operating Fund Balance	(6,148)	43,852	(50,000)
32000	Reserve Fund	387,647	337,647	50,000
CURRENT YEAR INCOME (LOSS)		\$76,247	\$79,076	(\$2,829)
TOTAL EQUITY		\$461,914	\$464,743	(\$2,829)
TOTAL LIABILITIES & EQUITY		\$552,565	\$498,184	\$54,381

Income Statement - HOA
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Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	21,242	17,708	3,534	230,919	212,496	18,423	212,496
40165	Working Capital Contribution	2,700	1,250	1,450	43,450	15,000	28,450	15,000
41035	Late Fees	0	0	0	4,455	0	4,455	0
42340	Miscellaneous Income	0	0	0	753	0	753	0
43075	Legal Attorney Fees	1,445	0	1,445	4,714	0	4,714	0
43150	Violation Fees	0	0	0	1,950	0	1,950	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$25,386	\$18,958	\$6,428	\$286,241	\$227,496	\$58,745	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	269	843	574	6,918	10,116	3,198	10,116
59615	Telephone	0	100	100	0	1,200	1,200	1,200
59640	Internet	309	320	11	3,734	3,840	106	3,840
59804	Water	1,385	1,250	(135)	12,990	15,000	2,010	15,000
TOTAL UTILITIES		\$1,963	\$2,513	\$550	\$23,642	\$30,156	\$6,514	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	2,950	1,950	(1,000)	21,450	23,400	1,950	23,400
65855	Landscape Maintenance and Repair	857	0	(857)	3,489	0	(3,489)	0
65860	Grounds Fertilize and Services	0	167	167	806	2,004	1,198	2,004
65900	Irrigation Repairs	0	333	333	75	3,996	3,921	3,996
TOTAL LANDSCAPE MAINTENANCE		\$3,807	\$2,450	(\$1,357)	\$25,821	\$29,400	\$3,579	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	2,200	996	(1,204)	996
62460	Plumbing Repairs	0	500	500	735	6,000	5,265	6,000
62500	Building and Facilities R&M	0	0	0	21,421	0	(21,421)	0
62550	Common Area Miscellaneous Expense	0	0	0	260	0	(260)	0
TOTAL COMMON AREA MAINTENANCE		\$0	\$583	\$583	\$24,616	\$6,996	(\$17,620)	\$6,996

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Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
68025	Access Cards Keys	0	0	0	120	0	(120)	0
70000	Pool Contract Maintenance	0	1,350	1,350	9,721	16,200	6,479	16,200
70010	Pool Supplies & Equip	0	200	200	3,879	2,400	(1,479)	2,400
70015	Pool Repairs & Maint	0	0	0	20,992	0	(20,992)	0
70020	Pool Inspection	0	0	0	1,950	0	(1,950)	0
70025	Pool Chemicals	0	0	0	2,192	0	(2,192)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$0	\$1,550	\$1,550	\$38,854	\$18,600	(\$20,254)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	18,000	24,000	6,000	24,000
50110	Administrative Supplies and Expenses	963	1,083	120	8,677	12,996	4,319	12,996
50115	Bank Fees Operating	0	30	30	0	360	360	360
50190	Annual Review/Tax Return Preparation	0	0	0	3,100	0	(3,100)	0
50200	Delinquency Processing Exp	1,445	667	(778)	14,577	7,337	(7,240)	7,337
50210	Legal Expenses - Board	253	0	(253)	1,783	0	(1,783)	0
50540	Reserve Study	0	250	250	2,400	3,000	600	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
55235	Legal Fees	0	0	0	(7,368)	0	7,368	0
TOTAL GENERAL & ADMINISTRATIVE		\$4,160	\$4,030	(\$130)	\$42,354	\$47,693	\$5,339	\$47,693
COMMITTEES								
50795	Social	0	42	42	2,173	504	(1,669)	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$2,173	\$504	(\$1,669)	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	11,196	15,000	3,804	15,000
54010	Federal Income Taxes	0	0	0	2,792	4,000	1,208	4,000
TOTAL INSURANCE & TAXES		\$1,120	\$1,250	\$130	\$13,988	\$19,000	\$5,012	\$19,000
TOTAL OPERATING EXPENSES		\$11,050	\$12,418	\$1,368	\$171,448	\$152,349	(\$19,099)	\$152,349

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TOTAL EXPENSES		\$11,050	\$12,418	\$1,368	\$171,448	\$152,349	(\$19,099)	\$152,349
OPERATING NET INCOME (LOSS)		\$14,336	\$6,540	\$7,796	\$114,793	\$75,147	\$39,646	\$75,147
RESERVE FUND								
RESERVE REVENUE								
49390	Unrealized Gain On Investments Reserve	(945)	0	945	(5,815)	0	5,815	0
TOTAL RESERVE REVENUE		\$945	\$0	(\$945)	\$5,815	\$0	(\$5,815)	\$0
RESERVE EXPENSES								
94070	Reserve Expenses	18,110	0	(18,110)	44,361	0	(44,361)	0
TOTAL RESERVE EXPENSES		\$18,110	\$0	(\$18,110)	\$44,361	\$0	(\$44,361)	\$0
RESERVE FUND INCOME (LOSS)		(\$17,165)	\$0	(\$17,165)	(\$38,546)	\$0	(\$38,546)	\$0
COMBINED FUNDS NET INCOME (LOSS)		(\$2,829)	\$6,540	(\$9,369)	\$76,247	\$75,147	\$1,100	\$75,147