



Reatta Ridge Owners Association

Justin, TX

October 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
10/31/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Oct Balance 2025	Sep Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	162,752	172,175	(9,424)
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		\$167,752	\$177,176	(\$9,424)
RESERVE				
11000 BOA1	Reserve Checking Bank of America	39,067	39,067	0
11010 FID1	Reserve CD FIDELITY	276,454	275,590	864
TOTAL RESERVES		\$315,521	\$314,657	\$864
TOTAL CASH		\$483,273	\$491,833	(\$8,560)
CURRENT ASSETS				
13000	Accounts Receivable	14,204	13,860	345
13055	Accounts Receivable Other	0	3,095	(3,095)
14165	Prepaid Insurance	4,478	5,598	(1,120)
TOTAL CURRENT ASSETS		\$18,682	\$22,552	(\$3,870)
TOTAL ASSETS		\$501,955	\$514,385	(\$12,430)
LIABILITIES				
CURRENT LIABILITIES				
20055	Accounts Payable Other	0	3,095	(3,095)
20360	Refunds Payable	213	213	0
20500	Due To Firstservice Residential	750	375	375
22010	Accrued Expenses	1,438	1,284	154
22215	Deferred Income	41,066	61,050	(19,984)
23000	Prepaid Assessments	8,796	7,894	901
TOTAL CURRENT LIABILITIES		\$52,261	\$73,911	(\$21,649)
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Account	Description	Oct Balance 2025	Sep Balance 2025	Change
EQUITY				
OWNERS/MEMBERS EQUITY				
30305	Unrealized Gain (Loss) on Investments	4,169	4,169	0
30400	Operating Fund Balance	43,852	43,852	0
32000	Reserve Fund	337,647	337,647	0
CURRENT YEAR INCOME (LOSS)		\$64,027	\$54,808	\$9,219
TOTAL EQUITY		\$449,694	\$440,475	\$9,219
TOTAL LIABILITIES & EQUITY		\$501,955	\$514,385	(\$12,430)

Income Statement - HOA
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Account	Description	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	20,533	17,708	2,825	188,770	177,080	11,690	212,496
40165	Working Capital Contribution	2,100	1,250	850	38,350	12,500	25,850	15,000
41035	Late Fees	186	0	186	4,269	0	4,269	0
41045	Delinquency Processing Fees	(9,036)	0	(9,036)	0	0	0	0
42340	Miscellaneous Income	0	0	0	603	0	603	0
43075	Legal Attorney Fees	950	0	950	2,847	0	2,847	0
43150	Violation Fees	150	0	150	1,750	0	1,750	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$14,883	\$18,958	(\$4,075)	\$236,590	\$189,580	\$47,010	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	1,385	843	(542)	6,632	8,430	1,798	10,116
59615	Telephone	0	100	100	0	1,000	1,000	1,200
59640	Internet	650	320	(330)	12,635	3,200	(9,435)	3,840
59804	Water	2,079	1,250	(829)	10,187	12,500	2,313	15,000
TOTAL UTILITIES		\$4,114	\$2,513	(\$1,601)	\$29,454	\$25,130	(\$4,324)	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,950	1,950	0	16,550	19,500	2,950	23,400
65855	Landscape Maintenance and Repair	200	0	(200)	2,475	0	(2,475)	0
65860	Grounds Fertilize and Services	0	167	167	806	1,670	864	2,004
65900	Irrigation Repairs	0	333	333	75	3,330	3,255	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,150	\$2,450	\$300	\$19,906	\$24,500	\$4,594	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	830	830	996
62460	Plumbing Repairs	0	500	500	735	5,000	4,265	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	\$12,896	\$5,830	(\$7,066)	\$6,996

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Account	Description	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
68025	Access Cards Keys	50	0	(50)	120	0	(120)	0
70000	Pool Contract Maintenance	1,595	1,350	(245)	9,721	13,500	3,779	16,200
70010	Pool Supplies & Equip	71	200	129	3,709	2,000	(1,709)	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	1,711	0	(1,711)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$1,716	\$1,550	(\$166)	\$38,204	\$15,500	(\$22,704)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	15,000	20,000	5,000	24,000
50110	Administrative Supplies and Expenses	695	1,083	388	7,245	10,830	3,586	12,996
50115	Bank Fees Operating	0	30	30	0	300	300	360
50190	Annual Review/Tax Return Preparation	0	0	0	700	0	(700)	0
50200	Delinquency Processing Exp	1,001	667	(334)	12,734	6,003	(6,731)	7,337
50210	Legal Expenses - Board	0	0	0	1,530	0	(1,530)	0
50540	Reserve Study	0	250	250	2,400	2,500	100	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
55235	Legal Fees	(7,368)	0	7,368	(7,368)	0	7,368	0
TOTAL GENERAL & ADMINISTRATIVE		(\$4,172)	\$4,030	\$8,202	\$33,425	\$39,633	\$6,208	\$47,693
COMMITTEES								
50795	Social	1,600	42	(1,558)	1,968	420	(1,548)	504
TOTAL COMMITTEES		\$1,600	\$42	(\$1,558)	\$1,968	\$420	(\$1,548)	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	8,957	12,500	3,543	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	\$14,584	\$16,500	\$1,916	\$19,000
TOTAL OPERATING EXPENSES		\$6,527	\$12,418	\$5,891	\$150,437	\$127,513	(\$22,924)	\$152,349

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TOTAL EXPENSES		\$6,527	\$12,418	\$5,891	\$150,437	\$127,513	(\$22,924)	\$152,349
OPERATING NET INCOME (LOSS)		\$8,355	\$6,540	\$1,815	\$86,152	\$62,067	\$24,085	\$75,147
RESERVE FUND								
RESERVE REVENUE								
49390	Unrealized Gain On Investments Reserve	(864)	0	864	(4,125)	0	4,125	0
TOTAL RESERVE REVENUE		\$864	\$0	(\$864)	\$4,125	\$0	(\$4,125)	\$0
RESERVE EXPENSES								
94070	Reserve Expenses	0	0	0	26,251	0	(26,251)	0
TOTAL RESERVE EXPENSES		\$0	\$0	\$0	\$26,251	\$0	(\$26,251)	\$0
RESERVE FUND INCOME (LOSS)		\$864	\$0	\$864	(\$22,126)	\$0	(\$22,126)	\$0
COMBINED FUNDS NET INCOME (LOSS)		\$9,219	\$6,540	\$2,679	\$64,027	\$62,067	\$1,960	\$75,147