



Reatta Ridge Owners Association

Justin, TX

September 2025

Balance Sheet
L0621 Reatta Ridge Owners Association
09/30/2025

FIRSTSERVICE RESIDENTIAL TEXAS
14951 NORTH DALLAS PKWY
Dallas TX 75254

Account	Description	Sep Balance 2025	Aug Balance 2025	Change
ASSETS				
OPERATING CASH				
10015 USB1	Cash Checking US BANK	172,175	196,680	(24,504)
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		\$177,176	\$201,680	(\$24,504)
RESERVE				
11000 BOA1	Reserve Checking Bank of America	39,067	43,668	(4,601)
11010 FID1	Reserve CD FIDELITY	275,590	274,462	1,128
TOTAL RESERVES		\$314,657	\$318,129	(\$3,472)
TOTAL CASH		\$491,833	\$519,810	(\$27,977)
CURRENT ASSETS				
13000	Accounts Receivable	13,860	13,859	0
13055	Accounts Receivable Other	3,095	3,095	0
14165	Prepaid Insurance	5,598	6,718	(1,120)
TOTAL CURRENT ASSETS		\$22,552	\$23,672	(\$1,119)
TOTAL ASSETS		\$514,385	\$543,481	(\$29,096)
LIABILITIES				
CURRENT LIABILITIES				
20055	Accounts Payable Other	3,095	0	3,095
20155	Collection Fees due	0	1,827	(1,827)
20360	Refunds Payable	213	213	0
20500	Due To Firstservice Residential	375	0	375
22010	Accrued Expenses	1,284	3,298	(2,014)
22215	Deferred Income	61,050	80,755	(19,705)
23000	Prepaid Assessments	7,894	7,603	292
TOTAL CURRENT LIABILITIES		\$73,911	\$93,694	(\$19,783)

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Account	Description	Sep Balance 2025	Aug Balance 2025	Change
TOTAL LIABILITIES		\$73,911	\$93,694	(\$19,783)
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)		\$54,808	\$64,120	(\$9,313)
TOTAL EQUITY		\$440,475	\$449,787	(\$9,313)
TOTAL LIABILITIES & EQUITY		\$514,385	\$543,481	(\$29,096)

Income Statement - HOA
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Account	Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
OPERATING FUND								
OPERATING REVENUE								
40000	Homeowner Dues	20,350	17,708	2,642	168,237	159,372	8,865	212,496
40165	Working Capital Contribution	1,800	1,250	550	36,250	11,250	25,000	15,000
41035	Late Fees	186	0	186	4,083	0	4,083	0
41045	Delinquency Processing Fees	0	0	0	9,036	0	9,036	0
42340	Miscellaneous Income	0	0	0	603	0	603	0
43075	Legal Attorney Fees	1,897	0	1,897	1,897	0	1,897	0
43150	Violation Fees	650	0	650	1,600	0	1,600	0
44130	Interest Income Revenue	0	0	0	0	0	0	0
TOTAL OPERATING REVENUE		\$24,883	\$18,958	\$5,925	\$221,707	\$170,622	\$51,085	\$227,496
EXPENSES								
UTILITIES								
59000	Electricity	678	843	165	5,247	7,587	2,340	10,116
59615	Telephone	0	100	100	0	900	900	1,200
59640	Internet	9,720	320	(9,400)	11,985	2,880	(9,105)	3,840
59804	Water	52	1,250	1,198	8,107	11,250	3,143	15,000
TOTAL UTILITIES		\$10,450	\$2,513	(\$7,937)	\$25,340	\$22,617	(\$2,723)	\$30,156
LANDSCAPE MAINTENANCE								
65800	Landscape Maintenance Contract	1,950	1,950	0	14,600	17,550	2,950	23,400
65855	Landscape Maintenance and Repair	0	0	0	2,275	0	(2,275)	0
65860	Grounds Fertilize and Services	107	167	60	806	1,503	697	2,004
65900	Irrigation Repairs	0	333	333	75	2,997	2,922	3,996
TOTAL LANDSCAPE MAINTENANCE		\$2,057	\$2,450	\$393	\$17,756	\$22,050	\$4,294	\$29,400
COMMON AREA MAINTENANCE								
62400	Fence and Wall Maintenance	0	83	83	0	747	747	996
62460	Plumbing Repairs	0	500	500	735	4,500	3,765	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	\$5,247	(\$7,649)	\$6,996

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Account	Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
AMENITY CENTER/POOL MAINTENANCE								
68025	Access Cards Keys	70	0	(70)	70	0	(70)	0
70000	Pool Contract Maintenance	1,595	1,350	(245)	8,126	12,150	4,024	16,200
70010	Pool Supplies & Equip	1,976	200	(1,776)	3,638	1,800	(1,838)	2,400
70015	Pool Repairs & Maint	10,451	0	(10,451)	20,992	0	(20,992)	0
70020	Pool Inspection	0	0	0	1,950	0	(1,950)	0
70025	Pool Chemicals	92	0	(92)	1,711	0	(1,711)	0
TOTAL AMENITY CENTER/POOL MAINTENANCE		\$14,184	\$1,550	(\$12,634)	\$36,487	\$13,950	(\$22,537)	\$18,600
GENERAL & ADMINISTRATIVE								
50000	Professional Mgmt Fee	1,500	2,000	500	13,500	18,000	4,500	24,000
50110	Administrative Supplies and Expenses	255	1,083	828	6,550	9,747	3,198	12,996
50115	Bank Fees Operating	0	30	30	0	270	270	360
50190	Annual Review/Tax Return Preparation	0	0	0	700	0	(700)	0
50200	Delinquency Processing Exp	1,158	667	(491)	11,733	5,336	(6,397)	7,337
50210	Legal Expenses - Board	0	0	0	1,530	0	(1,530)	0
50540	Reserve Study	0	250	250	2,400	2,250	(150)	3,000
50555	Prior Year Expense	0	0	0	1,185	0	(1,185)	0
TOTAL GENERAL & ADMINISTRATIVE		\$2,913	\$4,030	\$1,117	\$37,598	\$35,603	(\$1,995)	\$47,693
COMMITTEES								
50795	Social	0	42	42	368	378	10	504
TOTAL COMMITTEES		\$0	\$42	\$42	\$368	\$378	\$10	\$504
INSURANCE & TAXES								
53015	Texas Commercial Property Policy	1,120	1,250	130	7,837	11,250	3,413	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	\$13,464	\$15,250	\$1,786	\$19,000
TOTAL OPERATING EXPENSES		\$30,723	\$12,418	(\$18,305)	\$143,910	\$115,095	(\$28,815)	\$152,349

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TOTAL EXPENSES		\$30,723	\$12,418	(\$18,305)	\$143,910	\$115,095	(\$28,815)	\$152,349
OPERATING NET INCOME (LOSS)		(\$5,840)	\$6,540	(\$12,380)	\$77,797	\$55,527	\$22,270	\$75,147
RESERVE FUND								
RESERVE REVENUE								
49390	Unrealized Gain On Investments Reserve	(1,128)	0	1,128	(3,261)	0	3,261	0
TOTAL RESERVE REVENUE		\$1,128	\$0	(\$1,128)	\$3,261	\$0	(\$3,261)	\$0
RESERVE EXPENSES								
94070	Reserve Expenses	4,601	0	(4,601)	26,251	0	(26,251)	0
TOTAL RESERVE EXPENSES		\$4,601	\$0	(\$4,601)	\$26,251	\$0	(\$26,251)	\$0
RESERVE FUND INCOME (LOSS)		(\$3,472)	\$0	(\$3,472)	(\$22,989)	\$0	(\$22,989)	\$0
COMBINED FUNDS NET INCOME (LOSS)		(\$9,313)	\$6,540	(\$15,853)	\$54,808	\$55,527	(\$719)	\$75,147