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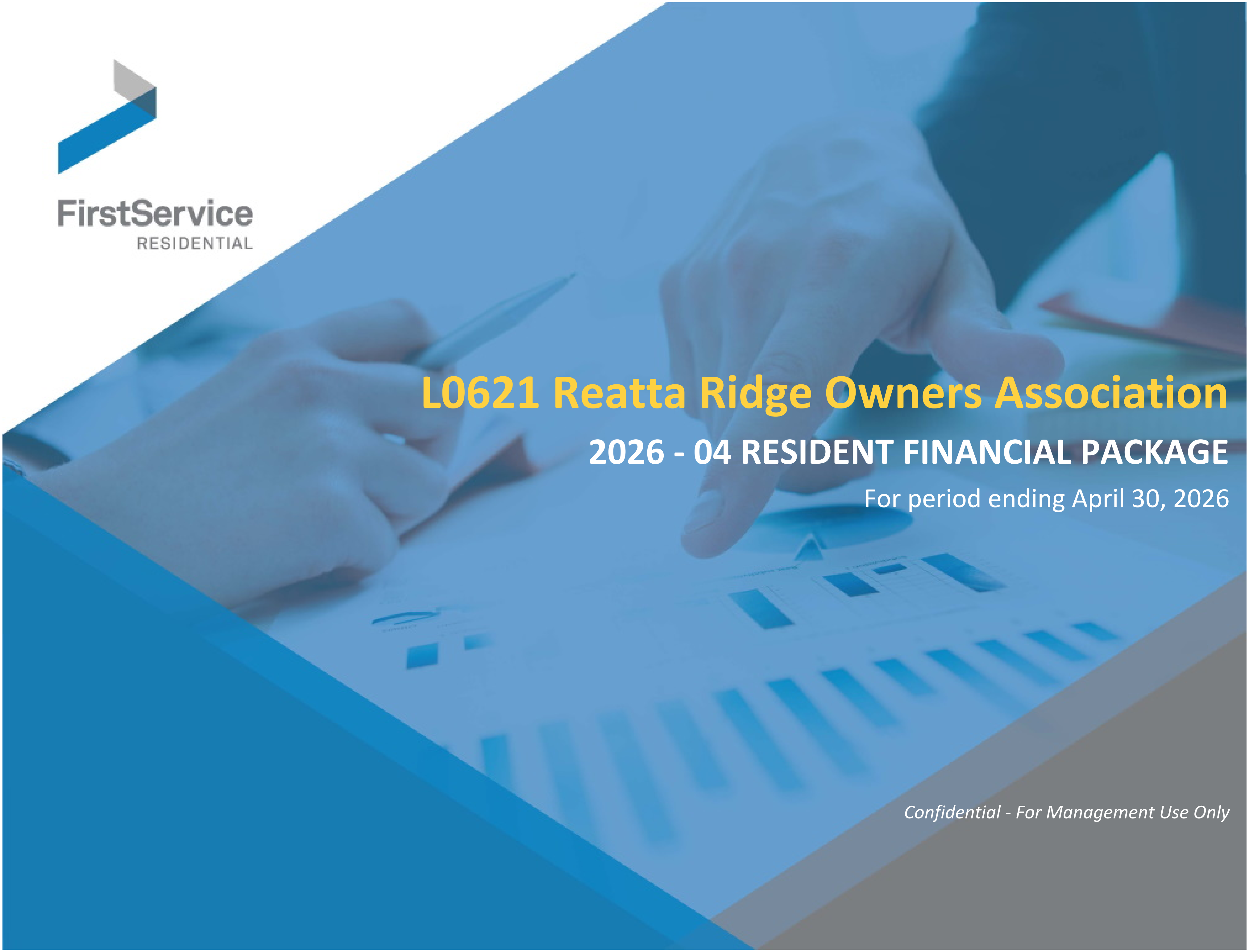

L0621 Reatta Ridge Owners Association

2026 - 04 RESIDENT FINANCIAL PACKAGE

For period ending April 30, 2026

Confidential - For Management Use Only

Reatta Ridge Owners Association

2026 - 04 RESIDENT FINANCIAL PACKAGE

April 30, 2026

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Reatta Ridge Owners Association

Balance Sheet Condensed

April 30, 2026

Account	Description	Current Month April
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	282,821
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$287,822**
11000 BOA1	Reserve Checking - BOA1 Bank of America	31,309
11010 FID1	Reserve CD - FID1 FIDELITY	307,038
TOTAL RESERVE CASH AND INVESTMENTS		**$338,347**
13000	Accounts Receivable	44,866
TOTAL ACCOUNTS RECEIVABLE		**$44,866**
14150	Prepaid Expenses	3,093
14165	Prepaid Insurance	7,842
TOTAL PREPAID ASSETS		**$10,935**
TOTAL ASSETS		**$681,970**

Account	Description	Current Month April
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	3,280
22215	Deferred Income	157,010
TOTAL DEFERRED LIABILITIES		**$160,290**
23000	Prepaid Assessments	15,526
TOTAL PREPAID ASSESSMENTS		**$15,526**
TOTAL LIABILITIES		**$176,028**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	44,028
TOTAL OPERATING FUND BALANCE		**$156,842**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$505,942**
TOTAL LIABILITIES AND EQUITY		**$681,970**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

April 30, 2026

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	19,626	19,302	324	77,135	77,208	(73)	231,625	154,490
Working Capital Contribution	2,700	1,333	1,367	8,100	5,332	2,768	16,000	7,900
Late Fees	785	0	785	4,345	0	4,345	0	(4,345)
Delinquency Processing Fees	8,237	0	8,237	11,047	0	11,047	0	(11,047)
ASSESSMENTS TOTAL:	**$31,349**	**$20,635**	**$10,714**	**$100,627**	**$82,540**	**$18,087**	**$247,625**	**$146,998**
OTHER REVENUE								
Miscellaneous Income	50	0	50	50	0	50	0	(50)
Legal Attorney Fees	130	0	130	7,750	0	7,750	0	(7,750)
Violation Fees	350	0	350	1,300	0	1,300	0	(1,300)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$530**	**$0**	**$530**	**$9,100**	**$0**	**$9,100**	**$0**	**($9,100)**
TOTAL REVENUE:	**$31,879**	**$20,635**	**$11,244**	**$109,727**	**$82,540**	**$27,187**	**$247,625**	**$137,898**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	6,240	6,240	0	18,720	12,480
Administrative Supplies and Expenses	494	470	(24)	2,862	1,880	(982)	5,640	2,778
Bank Fees Operating	0	0	0	12	0	(12)	0	(12)
Software Subscriptions	0	83	83	0	332	332	1,000	1,000
Website Expenses	0	0	0	0	250	250	250	250
Annual Review/Tax Return Preparation	390	350	(40)	390	350	(40)	1,390	1,000
Delinquency Processing Exp	130	833	703	7,750	3,332	(4,418)	10,000	2,250
Legal Expenses - Board	0	833	833	0	3,332	3,332	10,000	10,000
Unrecovered Assessments	35	0	(35)	48	0	(48)	0	(48)
Bad Debt Expense	0	0	0	456	0	(456)	0	(456)
Social	0	0	0	198	0	(198)	2,845	2,647

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

April 30, 2026

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Compliance Admin Expense	0	300	300	0	1,200	1,200	3,600	3,600
ADMINISTRATIVE TOTAL:	**$2,609**	**$4,429**	**$1,821**	**$17,956**	**$16,916**	**($1,040)**	**$53,445**	**$35,489**
INSURANCE & TAXES								
Texas Commercial Property Policy	784	1,500	716	3,808	6,000	2,192	18,000	14,192
Federal Income Taxes	3,050	475	(2,575)	3,050	1,900	(1,150)	5,700	2,650
INSURANCE & TAXES TOTAL:	**$3,834**	**$1,975**	**($1,859)**	**$6,858**	**$7,900**	**$1,042**	**$23,700**	**$16,842**
UTILITIES								
Electricity	376	501	125	1,243	1,503	260	8,350	7,107
Internet	349	403	54	1,340	1,612	272	4,840	3,500
Water	(74)	948	1,022	1,494	2,844	1,350	15,800	14,306
UTILITIES TOTAL:	**$650**	**$1,852**	**$1,202**	**$4,077**	**$5,959**	**$1,882**	**$28,990**	**$24,913**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	0	4,668	4,668	14,000	14,000
Plumbing Repairs	0	167	167	0	668	668	2,000	2,000
Pest Control	221	0	(221)	221	0	(221)	0	(221)
Holiday Decoration	0	0	0	0	0	0	2,000	2,000
Common Area Miscellaneous Expense	0	125	125	6,086	500	(5,586)	1,500	(4,586)
BUILDING & GROUNDS TOTAL:	**$221**	**$1,459**	**$1,238**	**$6,306**	**$5,836**	**($470)**	**$19,500**	**$13,194**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	3,093	1,950	(1,143)	12,373	7,800	(4,573)	23,400	11,027
Backflow Testing	0	333	333	0	1,332	1,332	4,000	4,000
Landscape Maintenance and Repair	0	1,000	1,000	(290)	4,000	4,290	12,000	12,290
Grounds Fertilize and Services	0	208	208	110	832	722	2,500	2,390
Irrigation Repairs	0	250	250	0	1,000	1,000	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$3,093**	**$3,741**	**$648**	**$12,194**	**$14,964**	**$2,770**	**$44,900**	**$32,706**
SECURITY & MONITORING								

Income Statement Detail Month and YTD

April 30, 2026

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Access Cards Keys	0	83	83	50	332	282	1,000	950
SECURITY & MONITORING TOTAL:	**$0**	**$83**	**$83**	**$50**	**$332**	**$282**	**$1,000**	**$950**
CLUB GENERAL								
Pool Contract Maintenance	1,400	1,275	(125)	5,173	5,100	(73)	15,300	10,128
Pool Supplies & Equip	43	300	257	282	1,200	919	3,600	3,319
Pool Repairs & Maint	600	0	(600)	600	0	(600)	0	(600)
Pool Inspection	0	0	0	0	0	0	150	150
Pool Chemicals	1,005	833	(172)	1,351	3,332	1,981	10,000	8,649
Pool Subscription Fees	0	100	100	0	400	400	1,200	1,200
Pool Security	0	167	167	0	667	667	2,000	2,000
CLUB GENERAL TOTAL:	**$3,047**	**$2,675**	**($373)**	**$7,405**	**$10,699**	**$3,294**	**$32,250**	**$24,845**
RECREATION CENTER								
Pool Janitorial	100	320	220	100	1,280	1,180	3,840	3,740
RECREATION CENTER TOTAL:	**$100**	**$320**	**$220**	**$100**	**$1,280**	**$1,180**	**$3,840**	**$3,740**
TRANSFERS								
Reserve Transfers	0	0	0	0	0	0	40,000	40,000
TRANSFERS TOTAL:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,000**	**$40,000**
TOTAL EXPENSES:	**$13,554**	**$16,534**	**$2,979**	**$54,946**	**$63,886**	**$8,939**	**$247,625**	**$192,679**
NET INCOME/(LOSS):	**$18,325**	**$4,101**	**$14,223**	**$54,781**	**$18,654**	**$36,127**	**$0**	**($54,781)**
NET SPECIAL ASMT INCOME/(LOSS):	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
RESERVE FUND								
RESERVE FUND REVENUE								
Reserve Fund Transfer	0	0	0	0	0	0	40,000	40,000
RESERVE FUND REVENUE TOTAL:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,000**	**$40,000**

Income Statement Detail Month and YTD

April 30, 2026

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	926	833	93	2,894	3,332	(438)	10,000	7,106
RESERVE OTHER REVENUE TOTAL:	**$926**	**$833**	**$93**	**$2,894**	**$3,332**	**($438)**	**$10,000**	**$7,106**
TOTAL RESERVE REVENUE:	**$926**	**$833**	**$93**	**$2,894**	**$3,332**	**($438)**	**$50,000**	**$47,106**
TRANSFERS RESERVE								
Reserve Expenses	0	0	0	13,648	0	(13,648)	0	(13,648)
Reserve Building and Facilities R&M	0	0	0	0	0	0	15,000	15,000
Reserve Pool Repairs and Maintenance	0	0	0	0	0	0	10,000	10,000
Reserve Pool Furniture	0	0	0	0	0	0	15,000	15,000
TRANSFERS RESERVE TOTAL:	**$0**	**$0**	**$0**	**$13,648**	**$0**	**($13,648)**	**$40,000**	**$26,352**
TOTAL RESERVE EXPENSES:	**$0**	**$0**	**$0**	**$13,648**	**$0**	**($13,648)**	**$40,000**	**$26,352**
NET RESERVE INCOME/(LOSS):	**$926**	**$833**	**$93**	**($10,753)**	**$3,332**	**($14,085)**	**$10,000**	**$20,753**