FirstService RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 02 RESIDENT FINANCIAL PACKAGE

For period ending February 28, 2026

Confidential - For Management Use Only

FirstService RESIDENTIAL

Reatta Ridge Owners Association

2026 - 02 RESIDENT FINANCIAL PACKAGE

February 28, 2026

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Reatta Ridge Owners Association

Balance Sheet Condensed

February 28, 2026

Account	Description	Current Month February
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	161,325
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$166,325**
11000 BOA1	Reserve Checking - BOA1 Bank of America	31,309
11010 FID1	Reserve CD - FID1 FIDELITY	304,297
TOTAL RESERVE CASH AND INVESTMENTS		**$335,606**
13000	Accounts Receivable	61,469
13055	Accounts Receivable Other	114,270
TOTAL ACCOUNTS RECEIVABLE		**$175,738**
14150	Prepaid Expenses	3,093
14165	Prepaid Insurance	9,410
TOTAL PREPAID ASSETS		**$12,504**
TOTAL ASSETS		**$690,173**

Account	Description	Current Month February
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20000	Accounts Payable	5,559
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$5,772**
22010	Accrued Expenses	1,251
22215	Deferred Income	191,657
TOTAL DEFERRED LIABILITIES		**$192,908**
23000	Prepaid Assessments	14,923
TOTAL PREPAID ASSESSMENTS		**$14,923**
TOTAL LIABILITIES		**$213,602**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	14,656
TOTAL OPERATING FUND BALANCE		**$127,470**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$476,571**
TOTAL LIABILITIES AND EQUITY		**$690,173**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

February 28, 2026

Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	19,166	19,302	(136)	38,151	38,604	(453)	231,625	193,474
Working Capital Contribution	2,700	1,333	1,367	3,600	2,666	934	16,000	12,400
Late Fees	2,134	0	2,134	2,134	0	2,134	0	(2,134)
Delinquency Processing Fees	3,150	0	3,150	3,250	0	3,250	0	(3,250)
ASSESSMENTS TOTAL:	**$27,149**	**$20,635**	**$6,514**	**$47,135**	**$41,270**	**$5,865**	**$247,625**	**$200,490**
OTHER REVENUE								
Legal Attorney Fees	2,219	0	2,219	4,614	0	4,614	0	(4,614)
Violation Fees	600	0	600	600	0	600	0	(600)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$2,819**	**$0**	**$2,819**	**$5,214**	**$0**	**$5,214**	**$0**	**($5,214)**
TOTAL REVENUE:	**$29,968**	**$20,635**	**$9,333**	**$52,349**	**$41,270**	**$11,079**	**$247,625**	**$195,276**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	3,120	3,120	0	18,720	15,600
Administrative Supplies and Expenses	1,345	470	(875)	1,850	940	(910)	5,640	3,790
Bank Fees Operating	6	0	(6)	6	0	(6)	0	(6)
Software Subscriptions	0	83	83	0	166	166	1,000	1,000
Website Expenses	0	0	0	0	0	0	250	250
Annual Review/Tax Return Preparation	0	0	0	0	0	0	1,390	1,390
Delinquency Processing Exp	2,219	833	(1,386)	4,614	1,666	(2,948)	10,000	5,386
Legal Expenses - Board	0	833	833	0	1,666	1,666	10,000	10,000
Social	0	0	0	198	0	(198)	2,845	2,647
Compliance Admin Expense	0	300	300	0	600	600	3,600	3,600
ADMINISTRATIVE TOTAL:	**$5,130**	**$4,079**	**($1,051)**	**$9,788**	**$8,158**	**($1,630)**	**$53,445**	**$43,657**
INSURANCE & TAXES								
Texas Commercial Property Policy	1,120	1,500	380	2,239	3,000	761	18,000	15,761

Income Statement Detail Month and YTD

February 28, 2026

Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Federal Income Taxes	0	475	475	0	950	950	5,700	5,700
INSURANCE & TAXES TOTAL:	**$1,120**	**$1,975**	**$855**	**$2,239**	**$3,950**	**$1,711**	**$23,700**	**$21,461**
UTILITIES								
Electricity	234	334	100	457	668	211	8,350	7,893
Internet	333	403	70	642	806	164	4,840	4,198
Water	190	632	442	874	1,264	390	15,800	14,926
UTILITIES TOTAL:	**$757**	**$1,369**	**$612**	**$1,973**	**$2,738**	**$765**	**$28,990**	**$27,017**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	0	2,334	2,334	14,000	14,000
Plumbing Repairs	0	167	167	0	334	334	2,000	2,000
Holiday Decoration	0	0	0	0	0	0	2,000	2,000
Common Area Miscellaneous Expense	0	125	125	0	250	250	1,500	1,500
BUILDING & GROUNDS TOTAL:	**$0**	**$1,459**	**$1,459**	**$0**	**$2,918**	**$2,918**	**$19,500**	**$19,500**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	3,093	1,950	(1,143)	6,186	3,900	(2,286)	23,400	17,214
Backflow Testing	0	333	333	0	666	666	4,000	4,000
Landscape Maintenance and Repair	0	1,000	1,000	300	2,000	1,700	12,000	11,700
Grounds Fertilize and Services	110	208	98	110	416	306	2,500	2,390
Irrigation Repairs	0	250	250	0	500	500	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$3,204**	**$3,741**	**$537**	**$6,597**	**$7,482**	**$885**	**$44,900**	**$38,303**
SECURITY & MONITORING								
Access Cards Keys	0	83	83	0	166	166	1,000	1,000
SECURITY & MONITORING TOTAL:	**$0**	**$83**	**$83**	**$0**	**$166**	**$166**	**$1,000**	**$1,000**
CLUB GENERAL								
Pool Contract Maintenance	758	1,275	517	3,015	2,550	(465)	15,300	12,285
Pool Supplies & Equip	137	300	163	239	600	361	3,600	3,361
Pool Inspection	0	0	0	0	0	0	150	150

Income Statement Detail Month and YTD

February 28, 2026

Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Pool Chemicals	0	833	833	346	1,666	1,320	10,000	9,654
Pool Subscription Fees	0	100	100	0	200	200	1,200	1,200
Pool Security	0	167	167	0	333	333	2,000	2,000
CLUB GENERAL TOTAL:	**$895**	**$2,675**	**$1,780**	**$3,600**	**$5,349**	**$1,749**	**$32,250**	**$28,650**
RECREATION CENTER								
Pool Janitorial	0	320	320	0	640	640	3,840	3,840
RECREATION CENTER TOTAL:	**$0**	**$320**	**$320**	**$0**	**$640**	**$640**	**$3,840**	**$3,840**
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:	**$11,105**	**$15,701**	**$4,595**	**$24,198**	**$31,401**	**$7,204**	**$247,625**	**$223,427**
NET INCOME/(LOSS):	**$18,863**	**$4,934**	**$13,929**	**$28,151**	**$9,869**	**$18,283**	**$0**	**($28,151)**
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**
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	(486)	833	(1,319)	153	1,666	(1,513)	10,000	9,847
RESERVE OTHER REVENUE TOTAL:	**($486)**	**$833**	**($1,319)**	**$153**	**$1,666**	**($1,513)**	**$10,000**	**$9,847**
TOTAL RESERVE REVENUE:	**($486)**	**$833**	**($1,319)**	**$153**	**$1,666**	**($1,513)**	**$50,000**	**$49,847**
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

Income Statement Detail Month and YTD

February 28, 2026

Description	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
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):	**($486)**	**$833**	**($1,319)**	**($13,495)**	**$1,666**	**($15,161)**	**$10,000**	**$23,495**