FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 01 RESIDENT FINANCIAL PACKAGE

For period ending January 31, 2026

Confidential - For Management Use Only

Reatta Ridge Owners Association

2026 - 01 RESIDENT FINANCIAL PACKAGE

January 31, 2026

Table Of Contents

Reatta Ridge Owners Association

Balance Sheet Condensed

January 31, 2026

Account	Description	Current Month January
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	241,102
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$246,102**
11000 BOA1	Reserve Checking - BOA1 Bank of America	31,309
11010 FID1	Reserve CD - FID1 FIDELITY	304,782
TOTAL RESERVE CASH AND INVESTMENTS		**$336,091**
13000	Accounts Receivable	77,590
TOTAL ACCOUNTS RECEIVABLE		**$77,590**
14150	Prepaid Expenses	3,093
14165	Prepaid Insurance	10,530
TOTAL PREPAID ASSETS		**$13,623**
TOTAL ASSETS		**$673,406**

Account	Description	Current Month January
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	1,592
22215	Deferred Income	208,841
TOTAL DEFERRED LIABILITIES		**$210,433**
23000	Prepaid Assessments	4,567
TOTAL PREPAID ASSESSMENTS		**$4,567**
TOTAL LIABILITIES		**$215,212**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	(3,721)
TOTAL OPERATING FUND BALANCE		**$109,093**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$458,193**
TOTAL LIABILITIES AND EQUITY		**$673,406**

Income Statement Detail Month and YTD

January 31, 2026

Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	18,986	19,302	(316)	18,986	19,302	(316)	231,625	212,639
Working Capital Contribution	900	1,333	(433)	900	1,333	(433)	16,000	15,100
Delinquency Processing Fees	100	0	100	100	0	100	0	(100)
ASSESSMENTS TOTAL:	**$19,986**	**$20,635**	**($649)**	**$19,986**	**$20,635**	**($649)**	**$247,625**	**$227,639**
OTHER REVENUE								
Legal Attorney Fees	2,395	0	2,395	2,395	0	2,395	0	(2,395)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$2,395**	**$0**	**$2,395**	**$2,395**	**$0**	**$2,395**	**$0**	**($2,395)**
TOTAL REVENUE:	**$22,381**	**$20,635**	**$1,746**	**$22,381**	**$20,635**	**$1,746**	**$247,625**	**$225,244**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	1,560	1,560	0	18,720	17,160
Administrative Supplies and Expenses	505	470	(35)	505	470	(35)	5,640	5,135
Software Subscriptions	0	83	83	0	83	83	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	2,395	833	(1,562)	2,395	833	(1,562)	10,000	7,605
Legal Expenses - Board	0	833	833	0	833	833	10,000	10,000
Social	198	0	(198)	198	0	(198)	2,845	2,647
Compliance Admin Expense	0	300	300	0	300	300	3,600	3,600
ADMINISTRATIVE TOTAL:	**$4,658**	**$4,079**	**($579)**	**$4,658**	**$4,079**	**($579)**	**$53,445**	**$48,787**
INSURANCE & TAXES								
Texas Commercial Property Policy	1,120	1,500	380	1,120	1,500	380	18,000	16,880
Federal Income Taxes	0	475	475	0	475	475	5,700	5,700
INSURANCE & TAXES TOTAL:	**$1,120**	**$1,975**	**$855**	**$1,120**	**$1,975**	**$855**	**$23,700**	**$22,580**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

January 31, 2026

Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
UTILITIES								
Electricity	222	334	112	222	334	112	8,350	8,128
Internet	309	403	94	309	403	94	4,840	4,531
Water	684	632	(52)	684	632	(52)	15,800	15,116
UTILITIES TOTAL:	**$1,216**	**$1,369**	**$153**	**$1,216**	**$1,369**	**$153**	**$28,990**	**$27,774**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	0	1,167	1,167	14,000	14,000
Plumbing Repairs	0	167	167	0	167	167	2,000	2,000
Holiday Decoration	0	0	0	0	0	0	2,000	2,000
Common Area Miscellaneous Expense	0	125	125	0	125	125	1,500	1,500
BUILDING & GROUNDS TOTAL:	**$0**	**$1,459**	**$1,459**	**$0**	**$1,459**	**$1,459**	**$19,500**	**$19,500**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	3,093	1,950	(1,143)	3,093	1,950	(1,143)	23,400	20,307
Backflow Testing	0	333	333	0	333	333	4,000	4,000
Landscape Maintenance and Repair	300	1,000	700	300	1,000	700	12,000	11,700
Grounds Fertilize and Services	0	208	208	0	208	208	2,500	2,500
Irrigation Repairs	0	250	250	0	250	250	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$3,393**	**$3,741**	**$348**	**$3,393**	**$3,741**	**$348**	**$44,900**	**$41,507**
SECURITY & MONITORING								
Access Cards Keys	0	83	83	0	83	83	1,000	1,000
SECURITY & MONITORING TOTAL:	**$0**	**$83**	**$83**	**$0**	**$83**	**$83**	**$1,000**	**$1,000**
CLUB GENERAL								
Pool Contract Maintenance	2,257	1,275	(982)	2,257	1,275	(982)	15,300	13,043
Pool Supplies & Equip	102	300	198	102	300	198	3,600	3,498
Pool Inspection	0	0	0	0	0	0	150	150
Pool Chemicals	346	833	487	346	833	487	10,000	9,654
Pool Subscription Fees	0	100	100	0	100	100	1,200	1,200

Income Statement Detail Month and YTD

January 31, 2026

Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Pool Security	0	167	167	0	167	167	2,000	2,000
CLUB GENERAL TOTAL:	**$2,705**	**$2,675**	**($30)**	**$2,705**	**$2,675**	**($30)**	**$32,250**	**$29,545**
RECREATION CENTER								
Pool Janitorial	0	320	320	0	320	320	3,840	3,840
RECREATION CENTER TOTAL:	**$0**	**$320**	**$320**	**$0**	**$320**	**$320**	**$3,840**	**$3,840**
TRANSFERS								
Reserve Transfers	0	3,333	3,333	0	3,333	3,333	40,000	40,000
TRANSFERS TOTAL:	**$0**	**$3,333**	**$3,333**	**$0**	**$3,333**	**$3,333**	**$40,000**	**$40,000**
TOTAL EXPENSES:	**$13,092**	**$19,034**	**$5,941**	**$13,092**	**$19,034**	**$5,941**	**$247,625**	**$234,533**
NET INCOME/(LOSS):	**$9,289**	**$1,601**	**$7,687**	**$9,289**	**$1,601**	**$7,687**	**$0**	**($9,289)**
NET SPECIAL ASMT INCOME/(LOSS):	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
RESERVE FUND								
RESERVE FUND REVENUE								
Reserve Fund Transfer	0	3,333	(3,333)	0	3,333	(3,333)	40,000	40,000
RESERVE FUND REVENUE TOTAL:	**$0**	**$3,333**	**($3,333)**	**$0**	**$3,333**	**($3,333)**	**$40,000**	**$40,000**
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	638	833	(195)	638	833	(195)	10,000	9,362
RESERVE OTHER REVENUE TOTAL:	**$638**	**$833**	**($195)**	**$638**	**$833**	**($195)**	**$10,000**	**$9,362**
TOTAL RESERVE REVENUE:	**$638**	**$4,166**	**($3,528)**	**$638**	**$4,166**	**($3,528)**	**$50,000**	**$49,362**
TRANSFERS RESERVE								
Reserve Expenses	13,648	0	(13,648)	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

January 31, 2026

Description	Jan Actual	Jan Budget	Jan 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:	**$13,648**	**$0**	**($13,648)**	**$13,648**	**$0**	**($13,648)**	**$40,000**	**$26,352**
TOTAL RESERVE EXPENSES:	**$13,648**	**$0**	**($13,648)**	**$13,648**	**$0**	**($13,648)**	**$40,000**	**$26,352**
NET RESERVE INCOME/(LOSS):	**($13,009)**	**$4,166**	**($17,176)**	**($13,009)**	**$4,166**	**($17,176)**	**$10,000**	**$23,009**