



FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 06 RESIDENT FINANCIAL PACKAGE

For period ending June 30, 2026

Confidential - For Management Use Only



Reatta Ridge Owners Association

2026 - 06 RESIDENT FINANCIAL PACKAGE

June 30, 2026

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Reatta Ridge Owners Association
Balance Sheet Condensed
 June 30, 2026

Account	Description	Current Month June
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	217,253
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		\$222,253
11000 BOA1	Reserve Checking - BOA1 Bank of America	57,245
11010 FID1	Reserve CD - FID1 FIDELITY	307,228
TOTAL RESERVE CASH AND INVESTMENTS		\$364,473
13000	Accounts Receivable	36,080
TOTAL ACCOUNTS RECEIVABLE		\$36,080
14150	Prepaid Expenses	3,093
14165	Prepaid Insurance	7,720
TOTAL PREPAID ASSETS		\$10,813
TOTAL ASSETS		\$633,619

Account	Description	Current Month June
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20000	Accounts Payable	5,536
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		\$5,749
22010	Accrued Expenses	1,578
22215	Deferred Income	120,352
TOTAL DEFERRED LIABILITIES		\$121,929
23000	Prepaid Assessments	17,456
TOTAL PREPAID ASSESSMENTS		\$17,456
TOTAL LIABILITIES		\$145,134
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	26,571
TOTAL OPERATING FUND BALANCE		\$139,385
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		\$349,101
TOTAL OWNER'S EQUITY		\$488,485
TOTAL LIABILITIES AND EQUITY		\$633,619

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 June 30, 2026

Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	20,059	19,302	757	116,944	115,812	1,132	231,625	114,681
Working Capital Contribution	3,300	1,333	1,967	13,200	7,998	5,202	16,000	2,800
Late Fees	377	0	377	5,350	0	5,350	0	(5,350)
Delinquency Processing Fees	(95)	0	(95)	10,619	0	10,619	0	(10,619)
ASSESSMENTS TOTAL:	\$23,641	\$20,635	\$3,006	\$146,113	\$123,810	\$22,303	\$247,625	\$101,512
OTHER REVENUE								
Building Keys Cards Fobs	50	0	50	250	0	250	0	(250)
Pool Keys Cards Fobs	0	0	0	(450)	0	(450)	0	450
Miscellaneous Income	0	0	0	100	0	100	0	(100)
Legal Attorney Fees	0	0	0	10,005	0	10,005	0	(10,005)
Violation Fees	(50)	0	(50)	1,600	0	1,600	0	(1,600)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	\$0	\$0	\$0	\$11,505	\$0	\$11,505	\$0	(\$11,505)
TOTAL REVENUE:	\$23,641	\$20,635	\$3,006	\$157,618	\$123,810	\$33,808	\$247,625	\$90,007
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	9,360	9,360	0	18,720	9,360
Compliance Inspection Fees	0	0	0	1,058	0	(1,058)	0	(1,058)
Administrative Supplies and Expenses	709	470	(239)	4,567	2,820	(1,747)	5,640	1,073
Bank Fees Operating	0	0	0	12	0	(12)	0	(12)
Software Subscriptions	0	83	83	0	498	498	1,000	1,000
Website Expenses	0	0	0	0	250	250	250	250
Annual Review/Tax Return Preparation	0	0	0	390	1,390	1,000	1,390	1,000
Delinquency Processing Exp	979	833	(146)	20,936	4,998	(15,938)	10,000	(10,936)
Legal Expenses - Board	0	833	833	0	4,998	4,998	10,000	10,000
Unrecovered Assessments	0	0	0	48	0	(48)	0	(48)

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 June 30, 2026

Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Bad Debt Expense	0	0	0	1,822	0	(1,822)	0	(1,822)
Social	211	0	(211)	446	0	(446)	2,845	2,400
Website	0	100	100	0	600	600	1,200	1,200
Compliance Admin Expense	0	300	300	25	1,800	1,775	3,600	3,575
ADMINISTRATIVE TOTAL:	\$3,459	\$4,179	\$720	\$38,664	\$26,714	(\$11,950)	\$54,645	\$15,981
INSURANCE & TAXES								
Texas Commercial Property Policy	1,476	1,500	24	6,067	9,000	2,933	18,000	11,933
Federal Income Taxes	0	475	475	3,050	2,850	(200)	5,700	2,650
INSURANCE & TAXES TOTAL:	\$1,476	\$1,975	\$499	\$9,117	\$11,850	\$2,733	\$23,700	\$14,583
UTILITIES								
Electricity	804	1,002	198	2,616	3,173	557	8,350	5,734
Internet	369	403	34	2,077	2,418	341	4,840	2,763
Water	780	1,896	1,116	3,972	6,004	2,032	15,800	11,828
UTILITIES TOTAL:	\$1,952	\$3,301	\$1,349	\$8,665	\$11,595	\$2,930	\$28,990	\$20,325
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	5,600	7,002	1,402	14,000	8,400
Plumbing Repairs	0	167	167	0	1,002	1,002	2,000	2,000
Building and Facilities R&M	0	0	0	121	0	(121)	0	(121)
Pest Control	0	0	0	221	0	(221)	0	(221)
Holiday Decoration	0	0	0	0	0	0	2,000	2,000
Common Area Miscellaneous Expense	0	125	125	6,341	750	(5,591)	1,500	(4,841)
BUILDING & GROUNDS TOTAL:	\$0	\$1,459	\$1,459	\$12,283	\$8,754	(\$3,529)	\$19,500	\$7,217
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	3,093	1,950	(1,143)	19,623	11,700	(7,923)	23,400	3,777
Backflow Testing	0	333	333	0	1,998	1,998	4,000	4,000
Landscape Maintenance and Repair	218	1,000	782	3,551	6,000	2,449	12,000	8,449
Grounds Fertilize and Services	0	208	208	110	1,248	1,138	2,500	2,390

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 June 30, 2026

Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Irrigation Repairs	0	250	250	0	1,500	1,500	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	\$3,312	\$3,741	\$429	\$23,285	\$22,446	(\$839)	\$44,900	\$21,615
SECURITY & MONITORING								
Access Cards Keys	0	83	83	50	498	448	1,000	950
SECURITY & MONITORING TOTAL:	\$0	\$83	\$83	\$50	\$498	\$448	\$1,000	\$950
POOL OPERATIONS								
Pool Chemicals	0	833	833	1,351	4,998	3,647	10,000	8,649
Pool Cleaning	1,818	320	(1,498)	3,818	1,920	(1,898)	3,840	22
Pool Equipment Supplies	999	300	(699)	2,410	1,800	(610)	3,600	1,190
Pool Management	0	1,275	1,275	5,173	7,650	2,478	15,300	10,128
Pool Permits & Licenses	0	0	0	300	0	(300)	150	(150)
Pool Repair & Maintenance	703	0	(703)	1,303	0	(1,303)	0	(1,303)
Pool Security	0	167	167	0	1,000	1,000	2,000	2,000
POOL OPERATIONS TOTAL:	\$3,520	\$2,895	(\$626)	\$14,355	\$17,368	\$3,013	\$34,890	\$20,535
TRANSFERS								
Reserve Transfers	40,000	0	(40,000)	40,000	0	(40,000)	40,000	0
TRANSFERS TOTAL:	\$40,000	\$0	(\$40,000)	\$40,000	\$0	(\$40,000)	\$40,000	\$0
TOTAL EXPENSES:	\$53,718	\$17,633	(\$36,086)	\$146,419	\$99,225	(\$47,194)	\$247,625	\$101,206
NET INCOME/(LOSS):	(\$30,077)	\$3,002	(\$33,080)	\$11,199	\$24,585	(\$13,386)	\$0	(\$11,199)
NET SPECIAL ASMT INCOME/(LOSS):	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESERVE FUND								
RESERVE FUND REVENUE								
Reserve Fund Transfer	40,000	0	40,000	40,000	0	40,000	40,000	0
RESERVE FUND REVENUE TOTAL:	\$40,000	\$0	\$40,000	\$40,000	\$0	\$40,000	\$40,000	\$0

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 June 30, 2026

Description	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	228	833	(605)	3,084	4,998	(1,914)	10,000	6,916
RESERVE OTHER REVENUE TOTAL:	\$228	\$833	(\$605)	\$3,084	\$4,998	(\$1,914)	\$10,000	\$6,916
TOTAL RESERVE REVENUE:	\$40,228	\$833	\$39,395	\$43,084	\$4,998	\$38,086	\$50,000	\$6,916
TRANSFERS RESERVE								
Reserve Expenses	1,300	0	(1,300)	27,712	0	(27,712)	0	(27,712)
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:	\$1,300	\$0	(\$1,300)	\$27,712	\$0	(\$27,712)	\$40,000	\$12,288
TOTAL RESERVE EXPENSES:	\$1,300	\$0	(\$1,300)	\$27,712	\$0	(\$27,712)	\$40,000	\$12,288
NET RESERVE INCOME/(LOSS):	\$38,928	\$833	\$38,095	\$15,372	\$4,998	\$10,374	\$10,000	(\$5,372)