FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 03 RESIDENT FINANCIAL PACKAGE

For period ending March 31, 2026

Confidential - For Management Use Only

FirstService RESIDENTIAL

Reatta Ridge Owners Association

2026 - 03 RESIDENT FINANCIAL PACKAGE

March 31, 2026

Table Of Contents

1 . Balance Sheet Condensed	**1**
2 . Income Statement Detail Month and YTD	**2**

Reatta Ridge Owners Association

Balance Sheet Condensed

March 31, 2026

Account	Description	Current Month March
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	278,557
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$283,558**
11000 BOA1	Reserve Checking - BOA1 Bank of America	31,309
11010 FID1	Reserve CD - FID1 FIDELITY	306,112
TOTAL RESERVE CASH AND INVESTMENTS		**$337,421**
13000	Accounts Receivable	44,609
TOTAL ACCOUNTS RECEIVABLE		**$44,609**
14150	Prepaid Expenses	3,093
14165	Prepaid Insurance	8,626
TOTAL PREPAID ASSETS		**$11,719**
TOTAL ASSETS		**$677,307**

Account	Description	Current Month March
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	1,523
22215	Deferred Income	174,216
TOTAL DEFERRED LIABILITIES		**$175,739**
23000	Prepaid Assessments	14,664
TOTAL PREPAID ASSESSMENTS		**$14,664**
TOTAL LIABILITIES		**$190,615**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	24,777
TOTAL OPERATING FUND BALANCE		**$137,591**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$486,691**
TOTAL LIABILITIES AND EQUITY		**$677,307**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

March 31, 2026

Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	19,357	19,302	55	57,509	57,906	(397)	231,625	174,116
Working Capital Contribution	1,800	1,333	467	5,400	3,999	1,401	16,000	10,600
Late Fees	1,426	0	1,426	3,560	0	3,560	0	(3,560)
Delinquency Processing Fees	(440)	0	(440)	2,810	0	2,810	0	(2,810)
ASSESSMENTS TOTAL:	**$22,143**	**$20,635**	**$1,508**	**$69,278**	**$61,905**	**$7,373**	**$247,625**	**$178,347**
OTHER REVENUE								
Legal Attorney Fees	3,006	0	3,006	7,620	0	7,620	0	(7,620)
Violation Fees	350	0	350	950	0	950	0	(950)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$3,356**	**$0**	**$3,356**	**$8,570**	**$0**	**$8,570**	**$0**	**($8,570)**
TOTAL REVENUE:	**$25,499**	**$20,635**	**$4,864**	**$77,848**	**$61,905**	**$15,943**	**$247,625**	**$169,777**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	4,680	4,680	0	18,720	14,040
Administrative Supplies and Expenses	519	470	(49)	2,369	1,410	(959)	5,640	3,272
Bank Fees Operating	6	0	(6)	12	0	(12)	0	(12)
Software Subscriptions	0	83	83	0	249	249	1,000	1,000
Website Expenses	0	250	250	0	250	250	250	250
Annual Review/Tax Return Preparation	0	0	0	0	0	0	1,390	1,390
Delinquency Processing Exp	3,006	833	(2,173)	7,620	2,499	(5,121)	10,000	2,380
Legal Expenses - Board	0	833	833	0	2,499	2,499	10,000	10,000
Unrecovered Assessments	13	0	(13)	13	0	(13)	0	(13)
Bad Debt Expense	456	0	(456)	456	0	(456)	0	(456)
Social	0	0	0	198	0	(198)	2,845	2,647
Compliance Admin Expense	0	300	300	0	900	900	3,600	3,600
ADMINISTRATIVE TOTAL:	**$5,560**	**$4,329**	**($1,231)**	**$15,348**	**$12,487**	**($2,861)**	**$53,445**	**$38,097**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

March 31, 2026

Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
INSURANCE & TAXES								
Texas Commercial Property Policy	784	1,500	716	3,023	4,500	1,477	18,000	14,977
Federal Income Taxes	0	475	475	0	1,425	1,425	5,700	5,700
INSURANCE & TAXES TOTAL:	**$784**	**$1,975**	**$1,191**	**$3,023**	**$5,925**	**$2,902**	**$23,700**	**$20,677**
UTILITIES								
Electricity	410	334	(76)	867	1,002	135	8,350	7,483
Internet	349	403	54	991	1,209	218	4,840	3,849
Water	695	632	(63)	1,569	1,896	327	15,800	14,231
UTILITIES TOTAL:	**$1,454**	**$1,369**	**($85)**	**$3,427**	**$4,107**	**$680**	**$28,990**	**$25,563**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	0	3,501	3,501	14,000	14,000
Plumbing Repairs	0	167	167	0	501	501	2,000	2,000
Holiday Decoration	0	0	0	0	0	0	2,000	2,000
Common Area Miscellaneous Expense	6,086	125	(5,961)	6,086	375	(5,711)	1,500	(4,586)
BUILDING & GROUNDS TOTAL:	**$6,086**	**$1,459**	**($4,627)**	**$6,086**	**$4,377**	**($1,709)**	**$19,500**	**$13,415**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	3,093	1,950	(1,143)	9,280	5,850	(3,430)	23,400	14,120
Backflow Testing	0	333	333	0	999	999	4,000	4,000
Landscape Maintenance and Repair	(590)	1,000	1,590	(290)	3,000	3,290	12,000	12,290
Grounds Fertilize and Services	0	208	208	110	624	514	2,500	2,390
Irrigation Repairs	0	250	250	0	750	750	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$2,503**	**$3,741**	**$1,238**	**$9,100**	**$11,223**	**$2,123**	**$44,900**	**$35,800**
SECURITY & MONITORING								
Access Cards Keys	50	83	33	50	249	199	1,000	950
SECURITY & MONITORING TOTAL:	**$50**	**$83**	**$33**	**$50**	**$249**	**$199**	**$1,000**	**$950**
CLUB GENERAL								
Pool Contract Maintenance	758	1,275	518	3,773	3,825	53	15,300	11,528

Income Statement Detail Month and YTD

March 31, 2026

Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Pool Supplies & Equip	0	300	300	239	900	661	3,600	3,361
Pool Inspection	0	0	0	0	0	0	150	150
Pool Chemicals	0	833	833	346	2,499	2,153	10,000	9,654
Pool Subscription Fees	0	100	100	0	300	300	1,200	1,200
Pool Security	0	167	167	0	500	500	2,000	2,000
CLUB GENERAL TOTAL:	**$758**	**$2,675**	**$1,917**	**$4,358**	**$8,024**	**$3,666**	**$32,250**	**$27,892**
RECREATION CENTER								
Pool Janitorial	0	320	320	0	960	960	3,840	3,840
RECREATION CENTER TOTAL:	**$0**	**$320**	**$320**	**$0**	**$960**	**$960**	**$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:	**$17,194**	**$15,951**	**($1,244)**	**$41,392**	**$47,352**	**$5,960**	**$247,625**	**$206,233**
NET INCOME/(LOSS):	**$8,305**	**$4,684**	**$3,621**	**$36,457**	**$14,553**	**$21,904**	**$0**	**($36,457)**
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	1,816	833	983	1,968	2,499	(531)	10,000	8,032
RESERVE OTHER REVENUE TOTAL:	**$1,816**	**$833**	**$983**	**$1,968**	**$2,499**	**($531)**	**$10,000**	**$8,032**
TOTAL RESERVE REVENUE:	**$1,816**	**$833**	**$983**	**$1,968**	**$2,499**	**($531)**	**$50,000**	**$48,032**
TRANSFERS RESERVE								
Reserve Expenses	0	0	0	13,648	0	(13,648)	0	(13,648)

Income Statement Detail Month and YTD

March 31, 2026

Description	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
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):	**$1,816**	**$833**	**$983**	**($11,680)**	**$2,499**	**($14,179)**	**$10,000**	**$21,680**