



FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 05 RESIDENT FINANCIAL PACKAGE

For period ending May 31, 2026

Confidential - For Management Use Only



Reatta Ridge Owners Association

2026 - 05 RESIDENT FINANCIAL PACKAGE

May 31, 2026

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Reatta Ridge Owners Association
Balance Sheet Condensed
 May 31, 2026

Account	Description	Current Month May
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	270,679
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		\$275,679
11000 BOA1	Reserve Checking - BOA1 Bank of America	18,545
11010 FID1	Reserve CD - FID1 FIDELITY	307,000
TOTAL RESERVE CASH AND INVESTMENTS		\$325,545
13000	Accounts Receivable	41,457
TOTAL ACCOUNTS RECEIVABLE		\$41,457
14165	Prepaid Insurance	7,058
TOTAL PREPAID ASSETS		\$7,058
TOTAL ASSETS		\$649,739

Account	Description	Current Month May
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		\$213
22010	Accrued Expenses	15,179
22215	Deferred Income	138,253
TOTAL DEFERRED LIABILITIES		\$153,432
23000	Prepaid Assessments	16,460
TOTAL PREPAID ASSESSMENTS		\$16,460
TOTAL LIABILITIES		\$170,104
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	17,721
TOTAL OPERATING FUND BALANCE		\$130,534
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		\$349,101
TOTAL OWNER'S EQUITY		\$479,635
TOTAL LIABILITIES AND EQUITY		\$649,739

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 May 31, 2026

Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	19,750	19,302	448	96,885	96,510	375	231,625	134,740
Working Capital Contribution	1,800	1,333	467	9,900	6,665	3,235	16,000	6,100
Late Fees	627	0	627	4,972	0	4,972	0	(4,972)
Delinquency Processing Fees	(333)	0	(333)	10,714	0	10,714	0	(10,714)
ASSESSMENTS TOTAL:	\$21,845	\$20,635	\$1,210	\$122,472	\$103,175	\$19,297	\$247,625	\$125,153
OTHER REVENUE								
Building Keys Cards Fobs	200	0	200	200	0	200	0	(200)
Pool Keys Cards Fobs	(450)	0	(450)	(450)	0	(450)	0	450
Miscellaneous Income	50	0	50	100	0	100	0	(100)
Legal Attorney Fees	2,255	0	2,255	10,005	0	10,005	0	(10,005)
Violation Fees	350	0	350	1,650	0	1,650	0	(1,650)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	\$2,405	\$0	\$2,405	\$11,505	\$0	\$11,505	\$0	(\$11,505)
TOTAL REVENUE:	\$24,249	\$20,635	\$3,614	\$133,977	\$103,175	\$30,802	\$247,625	\$113,648
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	7,800	7,800	0	18,720	10,920
Compliance Inspection Fees	1,058	0	(1,058)	1,058	0	(1,058)	0	(1,058)
Administrative Supplies and Expenses	996	470	(526)	3,858	2,350	(1,508)	5,640	1,782
Bank Fees Operating	0	0	0	12	0	(12)	0	(12)
Software Subscriptions	0	83	83	0	415	415	1,000	1,000
Website Expenses	0	0	0	0	250	250	250	250
Annual Review/Tax Return Preparation	0	1,040	1,040	390	1,390	1,000	1,390	1,000
Delinquency Processing Exp	12,207	833	(11,374)	19,957	4,165	(15,792)	10,000	(9,957)
Legal Expenses - Board	0	833	833	0	4,165	4,165	10,000	10,000
Unrecovered Assessments	0	0	0	48	0	(48)	0	(48)

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 May 31, 2026

Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Bad Debt Expense	1,366	0	(1,366)	1,822	0	(1,822)	0	(1,822)
Social	37	0	(37)	235	0	(235)	2,845	2,610
Website	0	100	100	0	500	500	1,200	1,200
Compliance Admin Expense	25	300	275	25	1,500	1,475	3,600	3,575
ADMINISTRATIVE TOTAL:	\$17,249	\$5,219	(\$12,030)	\$35,206	\$22,535	(\$12,671)	\$54,645	\$19,439
INSURANCE & TAXES								
Texas Commercial Property Policy	784	1,500	716	4,592	7,500	2,908	18,000	13,408
Federal Income Taxes	0	475	475	3,050	2,375	(675)	5,700	2,650
INSURANCE & TAXES TOTAL:	\$784	\$1,975	\$1,191	\$7,642	\$9,875	\$2,233	\$23,700	\$16,058
UTILITIES								
Electricity	569	668	99	1,812	2,171	359	8,350	6,538
Internet	369	403	34	1,709	2,015	306	4,840	3,131
Water	1,698	1,264	(434)	3,192	4,108	916	15,800	12,608
UTILITIES TOTAL:	\$2,636	\$2,335	(\$301)	\$6,713	\$8,294	\$1,581	\$28,990	\$22,277
BUILDING & GROUNDS								
Fence and Wall Maintenance	5,600	1,167	(4,433)	5,600	5,835	235	14,000	8,400
Plumbing Repairs	0	167	167	0	835	835	2,000	2,000
Building and Facilities R&M	121	0	(121)	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	255	125	(130)	6,341	625	(5,716)	1,500	(4,841)
BUILDING & GROUNDS TOTAL:	\$5,976	\$1,459	(\$4,517)	\$12,283	\$7,295	(\$4,988)	\$19,500	\$7,217
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	4,157	1,950	(2,207)	16,530	9,750	(6,780)	23,400	6,870
Backflow Testing	0	333	333	0	1,665	1,665	4,000	4,000
Landscape Maintenance and Repair	3,623	1,000	(2,623)	3,333	5,000	1,667	12,000	8,667
Grounds Fertilize and Services	0	208	208	110	1,040	930	2,500	2,390

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 May 31, 2026

Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Irrigation Repairs	0	250	250	0	1,250	1,250	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	\$7,779	\$3,741	(\$4,038)	\$19,973	\$18,705	(\$1,268)	\$44,900	\$24,927
SECURITY & MONITORING								
Access Cards Keys	0	83	83	50	415	365	1,000	950
SECURITY & MONITORING TOTAL:	\$0	\$83	\$83	\$50	\$415	\$365	\$1,000	\$950
CLUB GENERAL								
Pool Contract Maintenance	(5,173)	0	5,173	0	0	0	0	0
Pool Supplies & Equip	(282)	0	282	0	0	0	0	0
Pool Repairs & Maint	(600)	0	600	0	0	0	0	0
Pool Chemicals	(1,351)	0	1,351	0	0	0	0	0
CLUB GENERAL TOTAL:	(\$7,405)	\$0	\$7,405	\$0	\$0	\$0	\$0	\$0
POOL OPERATIONS								
Pool Chemicals	1,351	833	(518)	1,351	4,165	2,814	10,000	8,649
Pool Cleaning	2,000	320	(1,680)	2,000	1,600	(400)	3,840	1,840
Pool Equipment Supplies	1,411	300	(1,111)	1,411	1,500	89	3,600	2,189
Pool Management	5,173	1,275	(3,898)	5,173	6,375	1,203	15,300	10,128
Pool Permits & Licenses	300	0	(300)	300	0	(300)	150	(150)
Pool Repair & Maintenance	600	0	(600)	600	0	(600)	0	(600)
Pool Security	0	167	167	0	833	833	2,000	2,000
POOL OPERATIONS TOTAL:	\$10,835	\$2,895	(\$7,940)	\$10,835	\$14,473	\$3,639	\$34,890	\$24,055
RECREATION CENTER								
Pool Janitorial	(100)	0	100	0	0	0	0	0
RECREATION CENTER TOTAL:	(\$100)	\$0	\$100	\$0	\$0	\$0	\$0	\$0
TRANSFERS								

Reatta Ridge Owners Association
Income Statement Detail Month and YTD
 May 31, 2026

Description	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
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:	\$37,754	\$17,707	(\$20,048)	\$92,701	\$81,592	(\$11,108)	\$247,625	\$154,924
NET INCOME/(LOSS):	(\$13,505)	\$2,928	(\$16,433)	\$41,276	\$21,583	\$19,694	\$0	(\$41,276)
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	(38)	833	(871)	2,856	4,165	(1,309)	10,000	7,144
RESERVE OTHER REVENUE TOTAL:	(\$38)	\$833	(\$871)	\$2,856	\$4,165	(\$1,309)	\$10,000	\$7,144
TOTAL RESERVE REVENUE:	(\$38)	\$833	(\$871)	\$2,856	\$4,165	(\$1,309)	\$50,000	\$47,144
TRANSFERS RESERVE								
Reserve Expenses	12,764	0	(12,764)	26,412	0	(26,412)	0	(26,412)
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:	\$12,764	\$0	(\$12,764)	\$26,412	\$0	(\$26,412)	\$40,000	\$13,588
TOTAL RESERVE EXPENSES:	\$12,764	\$0	(\$12,764)	\$26,412	\$0	(\$26,412)	\$40,000	\$13,588
NET RESERVE INCOME/(LOSS):	(\$12,802)	\$833	(\$13,635)	(\$23,556)	\$4,165	(\$27,721)	\$10,000	\$33,556