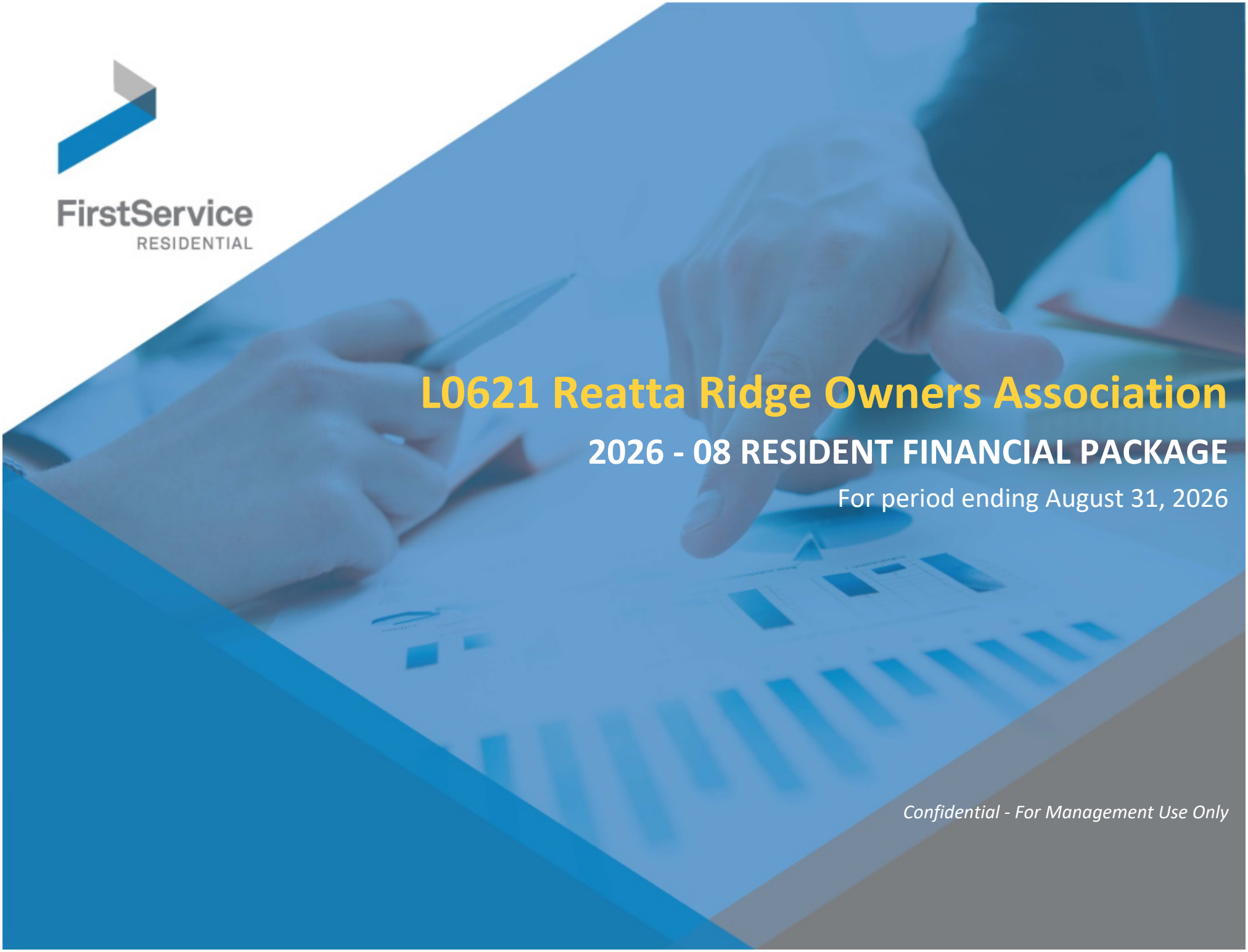

FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 08 RESIDENT FINANCIAL PACKAGE

For period ending August 31, 2026

Confidential - For Management Use Only

Reatta Ridge Owners Association

2026 - 08 RESIDENT FINANCIAL PACKAGE

August 31, 2026

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Reatta Ridge Owners Association

Balance Sheet Condensed

August 31, 2026

Account	Description	Current Month August
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	194,767
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$199,767**
11000 BOA1	Reserve Checking - BOA1 Bank of America	52,811
11010 FID1	Reserve CD - FID1 FIDELITY	309,158
TOTAL RESERVE CASH AND INVESTMENTS		**$361,969**
13000	Accounts Receivable	32,301
TOTAL ACCOUNTS RECEIVABLE		**$32,301**
14165	Prepaid Insurance	5,758
TOTAL PREPAID ASSETS		**$5,758**
TOTAL ASSETS		**$599,796**

Account	Description	Current Month August
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	1,869
22215	Deferred Income	81,391
TOTAL DEFERRED LIABILITIES		**$83,260**
23000	Prepaid Assessments	17,658
TOTAL PREPAID ASSESSMENTS		**$17,658**
25165	P Card Payable	(21)
TOTAL OTHER LIABILITIES		**($21)**
TOTAL LIABILITIES		**$101,110**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	36,772
TOTAL OPERATING FUND BALANCE		**$149,586**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$498,686**
TOTAL LIABILITIES AND EQUITY		**$599,796**

FirstService RESIDENTIAL

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

August 31, 2026

Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	20,348	19,302	1,046	157,494	154,416	3,078	231,625	74,131
Working Capital Contribution	1,200	1,333	(133)	16,200	10,664	5,536	16,000	(200)
Late Fees	333	0	333	5,934	0	5,934	0	(5,934)
Delinquency Processing Fees	400	0	400	11,019	0	11,019	0	(11,019)
ASSESSMENTS TOTAL:	**$22,280**	**$20,635**	**$1,645**	**$190,647**	**$165,080**	**$25,567**	**$247,625**	**$56,978**
OTHER REVENUE								
Building Keys Cards Fobs	50	0	50	400	0	400	0	(400)
Miscellaneous Income	0	0	0	100	0	100	0	(100)
Legal Attorney Fees	590	0	590	11,284	0	11,284	0	(11,284)
Violation Fees	(50)	0	(50)	1,950	0	1,950	0	(1,950)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$590**	**$0**	**$590**	**$13,734**	**$0**	**$13,734**	**$0**	**($13,734)**
TOTAL REVENUE:	**$22,870**	**$20,635**	**$2,235**	**$204,381**	**$165,080**	**$39,301**	**$247,625**	**$43,244**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	12,480	12,480	0	18,720	6,240
Compliance Inspection Fees	506	0	(506)	1,564	0	(1,564)	0	(1,564)
Administrative Supplies and Expenses	944	470	(474)	6,518	3,760	(2,758)	5,640	(878)
Bank Fees Operating	25	0	(25)	37	0	(37)	0	(37)
Software Subscriptions	0	83	83	0	664	664	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	435	833	398	22,240	6,664	(15,576)	10,000	(12,240)
Legal Expenses - Board	0	833	833	0	6,664	6,664	10,000	10,000
Unrecovered Assessments	0	0	0	48	0	(48)	0	(48)
Bad Debt Expense	0	0	0	1,822	0	(1,822)	0	(1,822)

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

August 31, 2026

Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Social	0	0	0	2,094	1,500	(594)	2,845	751
Website	0	100	100	0	800	800	1,200	1,200
Compliance Admin Expense	0	300	300	1,352	2,400	1,048	3,600	2,248
ADMINISTRATIVE TOTAL:	**$3,469**	**$4,179**	**$710**	**$48,545**	**$36,572**	**($11,973)**	**$54,645**	**$6,100**
INSURANCE & TAXES								
Texas Commercial Property Policy	981	1,500	519	8,029	12,000	3,971	18,000	9,971
Federal Income Taxes	0	475	475	3,050	3,800	750	5,700	2,650
INSURANCE & TAXES TOTAL:	**$981**	**$1,975**	**$994**	**$11,079**	**$15,800**	**$4,721**	**$23,700**	**$12,621**
UTILITIES								
Electricity	659	1,169	510	3,314	5,511	2,197	8,350	5,036
Internet	369	403	34	2,816	3,224	408	4,840	2,024
Water	2,202	2,212	10	7,683	10,428	2,745	15,800	8,117
UTILITIES TOTAL:	**$3,231**	**$3,784**	**$553**	**$13,813**	**$19,163**	**$5,350**	**$28,990**	**$15,177**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	5,600	9,336	3,736	14,000	8,400
Plumbing Repairs	898	167	(731)	898	1,336	438	2,000	1,102
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	1,000	(5,341)	1,500	(4,841)
BUILDING & GROUNDS TOTAL:	**$898**	**$1,459**	**$561**	**$13,181**	**$11,672**	**($1,509)**	**$19,500**	**$6,319**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	2,000	1,950	(50)	26,716	15,600	(11,116)	23,400	(3,316)
Backflow Testing	0	333	333	0	2,664	2,664	4,000	4,000
Landscape Maintenance and Repair	0	1,000	1,000	3,662	8,000	4,338	12,000	8,338
Grounds Fertilize and Services	0	208	208	110	1,664	1,554	2,500	2,390

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

August 31, 2026

Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Irrigation Repairs	0	250	250	0	2,000	2,000	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$2,000**	**$3,741**	**$1,741**	**$30,488**	**$29,928**	**($560)**	**$44,900**	**$14,412**
SECURITY & MONITORING								
Access Cards Keys	900	83	(817)	3,750	664	(3,086)	1,000	(2,750)
SECURITY & MONITORING TOTAL:	**$900**	**$83**	**($817)**	**$3,750**	**$664**	**($3,086)**	**$1,000**	**($2,750)**
POOL OPERATIONS								
Pool Chemicals	0	833	833	2,830	6,664	3,834	10,000	7,170
Pool Cleaning	1,819	320	(1,499)	7,556	2,560	(4,996)	3,840	(3,716)
Pool Equipment Supplies	0	300	300	2,410	2,400	(10)	3,600	1,190
Pool Management	0	1,275	1,275	5,173	10,200	5,028	15,300	10,128
Pool Permits & Licenses	0	0	0	300	150	(150)	150	(150)
Pool Repair & Maintenance	50	0	(50)	1,353	0	(1,353)	0	(1,353)
Pool Security	0	167	167	0	1,333	1,333	2,000	2,000
POOL OPERATIONS TOTAL:	**$1,869**	**$2,895**	**$1,026**	**$19,622**	**$23,307**	**$3,685**	**$34,890**	**$15,268**
TRANSFERS								
Reserve Transfers	0	0	0	40,000	0	(40,000)	40,000	0
TRANSFERS TOTAL:	**$0**	**$0**	**$0**	**$40,000**	**$0**	**($40,000)**	**$40,000**	**$0**
TOTAL EXPENSES:	**$13,347**	**$18,116**	**$4,768**	**$180,478**	**$137,106**	**($43,371)**	**$247,625**	**$67,147**
NET INCOME/(LOSS):	**$9,523**	**$2,519**	**$7,004**	**$23,903**	**$27,974**	**($4,070)**	**$0**	**($23,903)**
NET SPECIAL ASMT INCOME/(LOSS):	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
RESERVE FUND								
RESERVE FUND REVENUE								
Reserve Fund Transfer	0	0	0	40,000	0	40,000	40,000	0
RESERVE FUND REVENUE TOTAL:	**$0**	**$0**	**$0**	**$40,000**	**$0**	**$40,000**	**$40,000**	**$0**

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

August 31, 2026

Description	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	781	833	(52)	5,014	6,664	(1,650)	10,000	4,986
RESERVE OTHER REVENUE TOTAL:	**$781**	**$833**	**($52)**	**$5,014**	**$6,664**	**($1,650)**	**$10,000**	**$4,986**
TOTAL RESERVE REVENUE:	**$781**	**$833**	**($52)**	**$45,014**	**$6,664**	**$38,350**	**$50,000**	**$4,986**
TRANSFERS RESERVE								
Reserve Expenses	3,154	0	(3,154)	32,146	0	(32,146)	0	(32,146)
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:	**$3,154**	**$0**	**($3,154)**	**$32,146**	**$0**	**($32,146)**	**$40,000**	**$7,854**
TOTAL RESERVE EXPENSES:	**$3,154**	**$0**	**($3,154)**	**$32,146**	**$0**	**($32,146)**	**$40,000**	**$7,854**
NET RESERVE INCOME/(LOSS):	**($2,373)**	**$833**	**($3,206)**	**$12,869**	**$6,664**	**$6,205**	**$10,000**	**($2,869)**