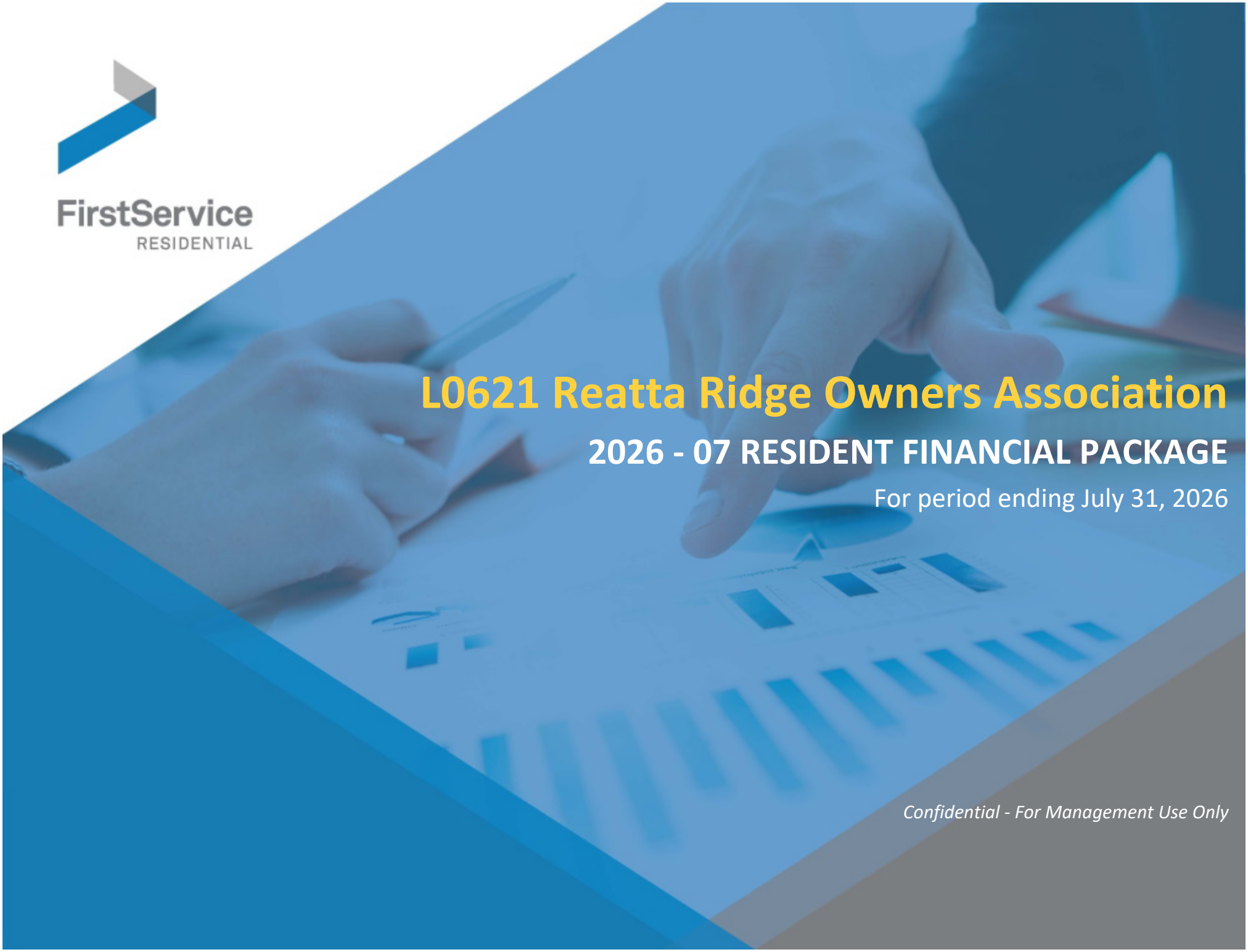

FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 07 RESIDENT FINANCIAL PACKAGE

For period ending July 31, 2026

Confidential - For Management Use Only

Reatta Ridge Owners Association

2026 - 07 RESIDENT FINANCIAL PACKAGE

July 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

July 31, 2026

Account	Description	Current Month July
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	201,167
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$206,167**
11000 BOA1	Reserve Checking - BOA1 Bank of America	55,965
11010 FID1	Reserve CD - FID1 FIDELITY	308,378
TOTAL RESERVE CASH AND INVESTMENTS		**$364,342**
13000	Accounts Receivable	35,228
TOTAL ACCOUNTS RECEIVABLE		**$35,228**
14165	Prepaid Insurance	6,739
TOTAL PREPAID ASSETS		**$6,739**
TOTAL ASSETS		**$612,476**

Account	Description	Current Month July
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	2,074
22215	Deferred Income	101,013
TOTAL DEFERRED LIABILITIES		**$103,087**
23000	Prepaid Assessments	17,640
TOTAL PREPAID ASSESSMENTS		**$17,640**
TOTAL LIABILITIES		**$120,940**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	29,622
TOTAL OPERATING FUND BALANCE		**$142,436**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$491,536**
TOTAL LIABILITIES AND EQUITY		**$612,476**

FirstService RESIDENTIAL

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

July 31, 2026

Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	20,203	19,302	901	137,147	135,114	2,033	231,625	94,478
Working Capital Contribution	1,800	1,333	467	15,000	9,331	5,669	16,000	1,000
Late Fees	251	0	251	5,601	0	5,601	0	(5,601)
Delinquency Processing Fees	0	0	0	10,619	0	10,619	0	(10,619)
ASSESSMENTS TOTAL:	**$22,254**	**$20,635**	**$1,619**	**$168,367**	**$144,445**	**$23,922**	**$247,625**	**$79,258**
OTHER REVENUE								
Building Keys Cards Fobs	100	0	100	350	0	350	0	(350)
Pool Keys Cards Fobs	450	0	450	0	0	0	0	0
Miscellaneous Income	0	0	0	100	0	100	0	(100)
Legal Attorney Fees	689	0	689	10,694	0	10,694	0	(10,694)
Violation Fees	400	0	400	2,000	0	2,000	0	(2,000)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**$1,639**	**$0**	**$1,639**	**$13,144**	**$0**	**$13,144**	**$0**	**($13,144)**
TOTAL REVENUE:	**$23,893**	**$20,635**	**$3,258**	**$181,511**	**$144,445**	**$37,066**	**$247,625**	**$66,114**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	10,920	10,920	0	18,720	7,800
Compliance Inspection Fees	0	0	0	1,058	0	(1,058)	0	(1,058)
Administrative Supplies and Expenses	1,007	470	(537)	5,574	3,290	(2,284)	5,640	66
Bank Fees Operating	0	0	0	12	0	(12)	0	(12)
Software Subscriptions	0	83	83	0	581	581	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	868	833	(35)	21,805	5,831	(15,974)	10,000	(11,805)
Legal Expenses - Board	0	833	833	0	5,831	5,831	10,000	10,000
Unrecovered Assessments	0	0	0	48	0	(48)	0	(48)

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

July 31, 2026

Description	Jul Actual	Jul Budget	Jul 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	1,648	1,500	(148)	2,094	1,500	(594)	2,845	751
Website	0	100	100	0	700	700	1,200	1,200
Compliance Admin Expense	1,327	300	(1,027)	1,352	2,100	748	3,600	2,248
ADMINISTRATIVE TOTAL:	**$6,411**	**$5,679**	**($732)**	**$45,076**	**$32,393**	**($12,683)**	**$54,645**	**$9,569**
INSURANCE & TAXES								
Texas Commercial Property Policy	981	1,500	519	7,048	10,500	3,452	18,000	10,952
Federal Income Taxes	0	475	475	3,050	3,325	275	5,700	2,650
INSURANCE & TAXES TOTAL:	**$981**	**$1,975**	**$994**	**$10,098**	**$13,825**	**$3,727**	**$23,700**	**$13,602**
UTILITIES								
Electricity	38	1,169	1,131	2,654	4,342	1,688	8,350	5,696
Internet	369	403	34	2,447	2,821	374	4,840	2,393
Water	1,509	2,212	703	5,481	8,216	2,735	15,800	10,319
UTILITIES TOTAL:	**$1,917**	**$3,784**	**$1,867**	**$10,582**	**$15,379**	**$4,797**	**$28,990**	**$18,408**
BUILDING & GROUNDS								
Fence and Wall Maintenance	0	1,167	1,167	5,600	8,169	2,569	14,000	8,400
Plumbing Repairs	0	167	167	0	1,169	1,169	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	875	(5,466)	1,500	(4,841)
BUILDING & GROUNDS TOTAL:	**$0**	**$1,459**	**$1,459**	**$12,283**	**$10,213**	**($2,070)**	**$19,500**	**$7,217**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	5,093	1,950	(3,143)	24,716	13,650	(11,066)	23,400	(1,316)
Backflow Testing	0	333	333	0	2,331	2,331	4,000	4,000
Landscape Maintenance and Repair	110	1,000	890	3,662	7,000	3,338	12,000	8,338
Grounds Fertilize and Services	0	208	208	110	1,456	1,346	2,500	2,390

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

July 31, 2026

Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Irrigation Repairs	0	250	250	0	1,750	1,750	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$5,204**	**$3,741**	**($1,463)**	**$28,488**	**$26,187**	**($2,301)**	**$44,900**	**$16,412**
SECURITY & MONITORING								
Access Cards Keys	2,800	83	(2,717)	2,850	581	(2,269)	1,000	(1,850)
SECURITY & MONITORING TOTAL:	**$2,800**	**$83**	**($2,717)**	**$2,850**	**$581**	**($2,269)**	**$1,000**	**($1,850)**
POOL OPERATIONS								
Pool Chemicals	1,479	833	(646)	2,830	5,831	3,001	10,000	7,170
Pool Cleaning	1,919	320	(1,599)	5,737	2,240	(3,497)	3,840	(1,897)
Pool Equipment Supplies	0	300	300	2,410	2,100	(310)	3,600	1,190
Pool Management	0	1,275	1,275	5,173	8,925	3,753	15,300	10,128
Pool Permits & Licenses	0	150	150	300	150	(150)	150	(150)
Pool Repair & Maintenance	0	0	0	1,303	0	(1,303)	0	(1,303)
Pool Security	0	167	167	0	1,167	1,167	2,000	2,000
POOL OPERATIONS TOTAL:	**$3,398**	**$3,045**	**($354)**	**$17,753**	**$20,413**	**$2,659**	**$34,890**	**$17,137**
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:	**$20,711**	**$19,766**	**($946)**	**$167,130**	**$118,991**	**($48,140)**	**$247,625**	**$80,495**
NET INCOME/(LOSS):	**$3,182**	**$869**	**$2,312**	**$14,380**	**$25,454**	**($11,074)**	**$0**	**($14,380)**
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

July 31, 2026

Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	1,150	833	317	4,234	5,831	(1,597)	10,000	5,766
RESERVE OTHER REVENUE TOTAL:	**$1,150**	**$833**	**$317**	**$4,234**	**$5,831**	**($1,597)**	**$10,000**	**$5,766**
TOTAL RESERVE REVENUE:	**$1,150**	**$833**	**$317**	**$44,234**	**$5,831**	**$38,403**	**$50,000**	**$5,766**
TRANSFERS RESERVE								
Reserve Expenses	1,280	0	(1,280)	28,992	0	(28,992)	0	(28,992)
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:	**$1,280**	**$0**	**($1,280)**	**$28,992**	**$0**	**($28,992)**	**$40,000**	**$11,008**
TOTAL RESERVE EXPENSES:	**$1,280**	**$0**	**($1,280)**	**$28,992**	**$0**	**($28,992)**	**$40,000**	**$11,008**
NET RESERVE INCOME/(LOSS):	**($130)**	**$833**	**($963)**	**$15,242**	**$5,831**	**$9,411**	**$10,000**	**($5,242)**