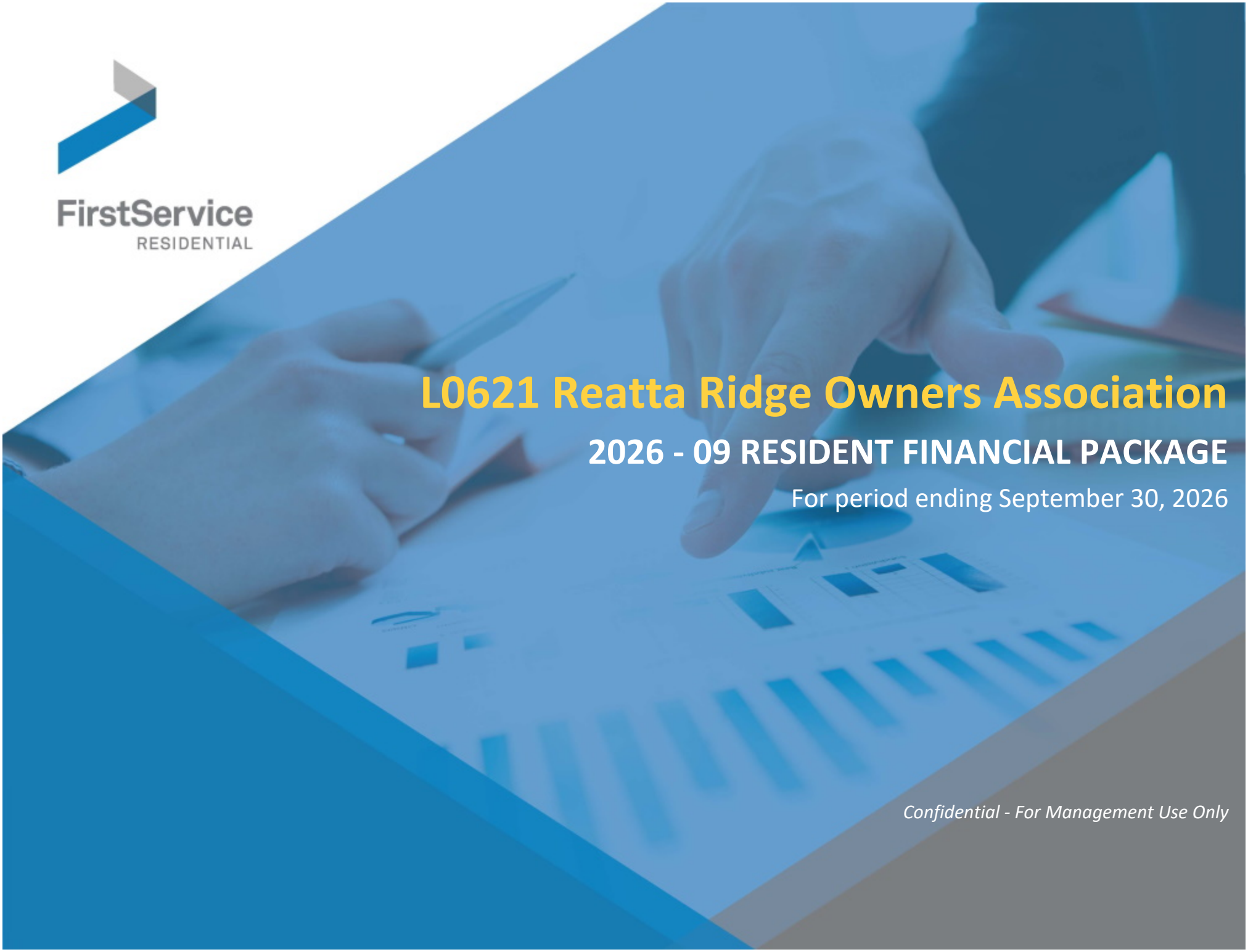

FirstService
RESIDENTIAL

L0621 Reatta Ridge Owners Association

2026 - 09 RESIDENT FINANCIAL PACKAGE

For period ending September 30, 2026

Confidential - For Management Use Only

Reatta Ridge Owners Association

2026 - 09 RESIDENT FINANCIAL PACKAGE

September 30, 2026

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Reatta Ridge Owners Association

Balance Sheet Condensed

September 30, 2026

Account	Description	Current Month September
Entity: L0621 - Reatta Ridge Owners Association		
ASSETS		
10015 USB1	Cash Checking - USB1 US BANK	157,527
10020 USB1	Petty Cash - USB1 US BANK	5,000
TOTAL CASH		**$162,527**
11000 BOA1	Reserve Checking - BOA1 Bank of America	52,811
11010 FID1	Reserve CD - FID1 FIDELITY	306,799
TOTAL RESERVE CASH AND INVESTMENTS		**$359,609**
13000	Accounts Receivable	30,331
TOTAL ACCOUNTS RECEIVABLE		**$30,331**
14165	Prepaid Insurance	4,809
TOTAL PREPAID ASSETS		**$4,809**
TOTAL ASSETS		**$557,276**

Account	Description	Current Month September
Entity: L0621 - Reatta Ridge Owners Association		
LIABILITIES		
20360	Refunds Payable	213
TOTAL ACCOUNTS PAYABLE		**$213**
22010	Accrued Expenses	3,761
22215	Deferred Income	61,384
TOTAL DEFERRED LIABILITIES		**$65,145**
23000	Prepaid Assessments	19,226
TOTAL PREPAID ASSESSMENTS		**$19,226**
25165	P Card Payable	79
TOTAL OTHER LIABILITIES		**$79**
TOTAL LIABILITIES		**$84,662**
OWNER'S EQUITY		
30305	Unrealized Gain (Loss) on Investments	4,169
30400	Operating Fund Balance	108,645
	NET INCOME (LOSS)	10,700
TOTAL OPERATING FUND BALANCE		**$123,514**
32000	Reserve Fund	349,101
TOTAL RESERVE CONTRIBUTIONS		**$349,101**
TOTAL OWNER'S EQUITY		**$472,614**
TOTAL LIABILITIES AND EQUITY		**$557,276**

FirstService RESIDENTIAL

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

September 30, 2026

Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
OPERATING FUND								
ASSESSMENTS								
Homeowner Dues	20,461	19,302	1,159	177,956	173,718	4,238	231,625	53,669
Working Capital Contribution	300	1,333	(1,033)	16,500	11,997	4,503	16,000	(500)
Late Fees	102	0	102	6,035	0	6,035	0	(6,035)
Delinquency Processing Fees	481	0	481	11,500	0	11,500	0	(11,500)
ASSESSMENTS TOTAL:	**$21,344**	**$20,635**	**$709**	**$211,991**	**$185,715**	**$26,276**	**$247,625**	**$35,634**
OTHER REVENUE								
Building Keys Cards Fobs	50	0	50	450	0	450	0	(450)
Miscellaneous Income	0	0	0	100	0	100	0	(100)
Legal Attorney Fees	0	0	0	11,284	0	11,284	0	(11,284)
Violation Fees	(100)	0	(100)	1,850	0	1,850	0	(1,850)
Interest Income Revenue	0	0	0	0	0	0	0	0
OTHER REVENUE TOTAL:	**($50)**	**$0**	**($50)**	**$13,684**	**$0**	**$13,684**	**$0**	**($13,684)**
TOTAL REVENUE:	**$21,294**	**$20,635**	**$659**	**$225,675**	**$185,715**	**$39,960**	**$247,625**	**$21,950**
EXPENSES								
ADMINISTRATIVE								
Professional Mgmt Fee	1,560	1,560	0	14,040	14,040	0	18,720	4,680
Compliance Inspection Fees	0	0	0	1,564	0	(1,564)	0	(1,564)
Administrative Supplies and Expenses	494	470	(24)	7,011	4,230	(2,781)	5,640	(1,371)
Bank Fees Operating	0	0	0	37	0	(37)	0	(37)
Software Subscriptions	0	83	83	0	747	747	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	400	833	433	22,639	7,497	(15,142)	10,000	(12,639)
Legal Expenses - Board	0	833	833	0	7,497	7,497	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

September 30, 2026

Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Social	200	0	(200)	2,294	1,500	(794)	2,845	551
Website	0	100	100	0	900	900	1,200	1,200
Compliance Admin Expense	358	300	(58)	1,711	2,700	990	3,600	1,890
ADMINISTRATIVE TOTAL:	**$3,011**	**$4,179**	**$1,168**	**$51,556**	**$40,751**	**($10,805)**	**$54,645**	**$3,089**
INSURANCE & TAXES								
Texas Commercial Property Policy	949	1,500	551	8,978	13,500	4,522	18,000	9,022
Federal Income Taxes	0	475	475	3,050	4,275	1,225	5,700	2,650
INSURANCE & TAXES TOTAL:	**$949**	**$1,975**	**$1,026**	**$12,028**	**$17,775**	**$5,747**	**$23,700**	**$11,672**
UTILITIES								
Electricity	755	1,169	414	4,068	6,680	2,612	8,350	4,282
Internet	504	403	(101)	3,320	3,627	307	4,840	1,520
Water	2,296	2,212	(84)	9,979	12,640	2,661	15,800	5,821
UTILITIES TOTAL:	**$3,555**	**$3,784**	**$229**	**$17,367**	**$22,947**	**$5,580**	**$28,990**	**$11,623**
BUILDING & GROUNDS								
Fence and Wall Maintenance	30,700	1,167	(29,533)	36,300	10,503	(25,797)	14,000	(22,300)
Plumbing Repairs	0	167	167	898	1,503	605	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	480	125	(355)	6,821	1,125	(5,696)	1,500	(5,321)
BUILDING & GROUNDS TOTAL:	**$31,180**	**$1,459**	**($29,721)**	**$44,361**	**$13,131**	**($31,230)**	**$19,500**	**($24,861)**
MAINTENANCE & REPAIRS								
Landscape Maintenance Contract	2,000	1,950	(50)	28,716	17,550	(11,166)	23,400	(5,316)
Backflow Testing	0	333	333	0	2,997	2,997	4,000	4,000
Landscape Maintenance and Repair	552	1,000	448	4,214	9,000	4,786	12,000	7,786
Grounds Fertilize and Services	0	208	208	110	1,872	1,762	2,500	2,390

Reatta Ridge Owners Association

Income Statement Detail Month and YTD

September 30, 2026

Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
Irrigation Repairs	0	250	250	0	2,250	2,250	3,000	3,000
MAINTENANCE & REPAIRS TOTAL:	**$2,552**	**$3,741**	**$1,189**	**$33,040**	**$33,669**	**$629**	**$44,900**	**$11,860**
SECURITY & MONITORING								
Access Cards Keys	300	83	(217)	4,050	747	(3,303)	1,000	(3,050)
SECURITY & MONITORING TOTAL:	**$300**	**$83**	**($217)**	**$4,050**	**$747**	**($3,303)**	**$1,000**	**($3,050)**
POOL OPERATIONS								
Pool Chemicals	0	833	833	2,830	7,497	4,667	10,000	7,170
Pool Cleaning	1,818	320	(1,498)	9,374	2,880	(6,494)	3,840	(5,534)
Pool Equipment Supplies	1,641	300	(1,341)	4,051	2,700	(1,351)	3,600	(451)
Pool Management	0	1,275	1,275	5,173	11,475	6,303	15,300	10,128
Pool Permits & Licenses	0	0	0	300	150	(150)	150	(150)
Pool Repair & Maintenance	0	0	0	1,353	0	(1,353)	0	(1,353)
Pool Security	0	167	167	0	1,500	1,500	2,000	2,000
POOL OPERATIONS TOTAL:	**$3,459**	**$2,895**	**($564)**	**$23,081**	**$26,202**	**$3,121**	**$34,890**	**$11,809**
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:	**$45,006**	**$18,116**	**($26,890)**	**$225,484**	**$155,222**	**($70,262)**	**$247,625**	**$22,141**
NET INCOME/(LOSS):	**($23,712)**	**$2,519**	**($26,232)**	**$191**	**$30,493**	**($30,302)**	**$0**	**($191)**
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

September 30, 2026

Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
RESERVE OTHER REVENUE								
Unrealized Gain On Investments Reserve	(2,360)	833	(3,193)	2,655	7,497	(4,842)	10,000	7,345
RESERVE OTHER REVENUE TOTAL:	**($2,360)**	**$833**	**($3,193)**	**$2,655**	**$7,497**	**($4,842)**	**$10,000**	**$7,345**
TOTAL RESERVE REVENUE:	**($2,360)**	**$833**	**($3,193)**	**$42,655**	**$7,497**	**$35,158**	**$50,000**	**$7,345**
TRANSFERS RESERVE								
Reserve Expenses	0	0	0	32,146	0	(32,146)	0	(32,146)
Reserve Building and Facilities R&M	0	15,000	15,000	0	15,000	15,000	15,000	15,000
Reserve Pool Repairs and Maintenance	0	10,000	10,000	0	10,000	10,000	10,000	10,000
Reserve Pool Furniture	0	15,000	15,000	0	15,000	15,000	15,000	15,000
TRANSFERS RESERVE TOTAL:	**$0**	**$40,000**	**$40,000**	**$32,146**	**$40,000**	**$7,854**	**$40,000**	**$7,854**
TOTAL RESERVE EXPENSES:	**$0**	**$40,000**	**$40,000**	**$32,146**	**$40,000**	**$7,854**	**$40,000**	**$7,854**
NET RESERVE INCOME/(LOSS):	**($2,360)**	**($39,167)**	**$36,807**	**$10,509**	**($32,503)**	**$43,012**	**$10,000**	**($509)**