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2026 Executive Financial Summary

Unaudited and Prior to Board Acceptance of the Financials

2026	Jan	Feb		Total Year To Date	Annual Budget
# Closed Lots	337	342			
INCOME					
Association Assessments	75,023	75,799		150,822	864,773
Reserve Contribution	(22,919)	(22,919)		(45,838)	(275,039)
Net Operating Assessments	**52,104**	**52,880**		**104,984**	**589,734**
Property Transfer Fees	3,912	3,978		7,890	50,466
Enforcement Fees	75	100		175	1,489
Property & Amenity Revenues	1,975	2,719		4,694	18,000
Montaine Circle Shared Fees	4,648	4,191		8,839	55,364
Other Revenue	85	9		94	160
Total Operating Income	**62,798**	**63,877**		**126,675**	**715,213**
EXPENSES					
Management Fees & Reimbursables	28,626	23,911		52,537	358,289
Other Administrative	6,808	6,767		13,575	94,612
Communications	2,569	2,499		5,068	32,488
Utilities	7,035	7,394		14,429	121,400
Landscaping	14,830	14,245		29,075	239,734
Amenity Maintenance	16,619	29,987		46,606	354,223
Community Engagement	1,710	1,326		3,036	69,546
Total Operating Expense	**78,197**	**86,129**		**164,326**	**1,270,292**
Net Operating Income (Loss)	**(15,399)**	**(22,252)**		**(37,651)**	**(555,079)**
Developer Subsidy Accrued	22,919	22,919		45,838	555,079
Net After Developer Subsidy	7,520	667		**8,187**	(0)