2026 Executive Financial Summary
Unaudited and Prior to Board Acceptance of the Financials

2026	Jan	Feb	March		Total Year To Date	Annual Budget
# Closed Lots	337	342	344			
INCOME						
Association Assessments	75,023	75,799	76,047		226,869	864,773
Reserve Contribution	(22,919)	(22,919)	(22,921)		(68,759)	(275,039)
Net Operating Assessments	**52,104**	**52,880**	**53,126**		**158,110**	**589,734**
Property Transfer Fees	3,912	3,978	1,326		9,216	50,466
Enforcement Fees	75	100	75		250	1,489
Property & Amenity Revenues	1,975	2,719	3,334		8,028	18,000
Montaine Circle Shared Fees	4,648	4,191	9,390		18,229	55,364
Other Revenue	85	9	12		106	160
Total Operating Income	**62,798**	**63,877**	**67,263**		**193,938**	**715,213**
EXPENSES						
Management Fees & Reimbursables	28,626	23,911	20,079		72,616	358,289
Other Administrative	6,808	6,767	7,237		20,812	94,612
Communications	2,569	2,499	2,569		7,637	32,488
Utilities	7,035	7,394	6,904		21,333	121,400
Landscaping	14,830	14,245	29,533		58,608	239,734
Amenity Maintenance	16,619	29,987	29,955		76,561	354,223
Community Engagement	1,710	1,326	3,004		6,040	69,546
Total Operating Expense	**78,197**	**86,129**	**99,281**		**263,607**	**1,270,292**
Net Operating Income (Loss)	**(15,399)**	**(22,252)**	**(32,018)**		**(69,669)**	**(555,079)**
Developer Subsidy Accrued	22,919	22,919	32,024		77,862	555,079
Net After Developer Subsidy	7,520	667	6		**8,193**	(0)