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

2026	Jan	Feb	March	April	May	June	Total Year To Date	Annual Budget
# Closed Lots	337	342	344	354	358	361		
INCOME								
Association Assessments	75,023	75,799	76,047	80,252	79,265	79,731	466,117	864,773
Reserve Contribution	(22,919)	(22,919)	(22,921)	68,759	-	-	-	(275,039)
Net Operating Assessments	**52,104**	**52,880**	**53,126**	**149,011**	**79,265**	**79,731**	**466,117**	**589,734**
Property Transfer Fees	3,912	3,978	1,326	14,684	6,666	5,304	35,870	50,466
Enforcement Fees	75	100	75	75	72	86	483	1,489
Property & Amenity Revenues	1,975	2,719	3,334	1,487	1,066	991	11,572	18,000
Montaine Circle Shared Fees	4,648	4,191	9,390	3,621	2,974	4,362	29,186	55,364
Other Revenue	85	9	12	10,664	2,550	10	13,330	160
Total Operating Income	**62,798**	**63,877**	**67,263**	**179,542**	**92,593**	**90,484**	**556,557**	**715,213**
EXPENSES								
Management Fees & Reimbursables	28,626	23,911	20,079	19,461	19,460	20,325	131,862	358,289
Other Administrative	6,808	6,767	7,237	10,325	6,340	18,752	56,229	94,612
Communications	2,569	2,499	2,569	2,569	2,569	2,640	15,415	32,488
Utilities	7,035	7,394	6,904	6,765	6,827	7,878	42,803	121,400
Landscaping	14,830	14,245	29,533	11,151	8,816	36,456	115,031	239,734
Amenity Maintenance	16,619	29,987	29,955	16,235	80,398	18,570	191,764	354,223
Community Engagement	1,710	1,326	3,004	7,786	3,299	10,260	27,385	69,546
Total Operating Expense	**78,197**	**86,129**	**99,281**	**74,292**	**127,709**	**114,881**	**580,489**	**1,270,292**
Net Operating Income(Loss) Before Subsidy	**(15,399)**	**(22,252)**	**(32,018)**	**105,250**	**(35,116)**	**(24,397)**	**(23,932)**	**(555,079)**
Developer Subsidy	22,919	22,919	32,024	(68,759)	38,097	39,000	86,200	555,079
Net After Developer Subsidy	7,520	667	6	36,491	2,981	14,603	62,268	(0)