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

2026	Jan	Feb	March	April	May	June	July	Total Year To Date	Annual Budget
# Closed Lots	337	342	344	354	358	361	371		
INCOME									
Association Assessments	75,023	75,799	76,047	80,252	79,265	79,731	83,582	549,699	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**	**83,582**	**549,699**	**589,734**
Property Transfer Fees	3,912	3,978	1,326	14,684	6,666	5,304	22,078	57,948	50,466
Enforcement Fees	75	100	75	75	72	86	217	700	1,489
Property & Amenity Revenues	1,975	2,719	3,334	1,487	1,066	991	1,821	13,393	18,000
Montaine Circle Shared Fees	4,648	4,191	9,390	3,621	2,974	4,362	4,251	33,437	55,364
Other Revenue	85	9	12	10,664	2,550	10	10	13,340	160
Total Operating Income	**62,798**	**63,877**	**67,263**	**179,542**	**92,593**	**90,484**	**111,959**	**668,516**	**715,213**
EXPENSES									
Management Fees & Reimbursables	28,626	23,911	20,079	19,461	19,460	20,325	19,545	151,407	358,289
Other Administrative	6,808	6,767	7,237	10,325	6,340	18,752	9,829	66,058	94,612
Communications	2,569	2,499	2,569	2,569	2,569	2,640	2,601	18,016	32,488
Utilities	7,035	7,394	6,904	6,765	6,827	7,878	12,088	54,891	121,400
Landscaping	14,830	14,245	29,533	11,151	8,816	36,456	15,486	130,517	239,734
Amenity Maintenance	16,619	29,987	29,955	16,235	80,398	18,570	11,344	203,108	354,223
Community Engagement	1,710	1,326	3,004	7,786	3,299	10,260	11,172	38,557	69,546
Total Operating Expense	**78,197**	**86,129**	**99,281**	**74,292**	**127,709**	**114,881**	**82,065**	**662,554**	**1,270,292**
Net Operating Income(Loss) Before Subsidy	**(15,399)**	**(22,252)**	**(32,018)**	**105,250**	**(35,116)**	**(24,397)**	**29,894**	**5,962**	**(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	29,894	92,162	(0)