

The Legends at Santa Rita Springs

Income Statement YTD Variances explanations greater than \$500 for February 2026

Line #	Acct #	Description	YTD Variance	Explanation
1	4010	Assessments	(4,423.00)	Unfavorable variance is due to 4 homeowners who have not yet paid the annual HOA Fee and 2 homeowners who paid their 2026 Annual Fee in 2025.
2	4060	Gate Reimbursement	(647.06)	Unfavorable variance is due to not receiving the 4th quarter 2025 gate reimbursement from Sunrise Visa.
3	4210	CI/Roads Fee	2,800.00	Favorable variance is due to 7 homeowners paid the CI/Road Fee in January versus July.
4	4230	Vanguard Interest	(1,433.04)	Unfavorable variance is due to moving the majority of the Money Market Funds to CDs. The majority of long term CDs (over 1 year) pay interest semi annually.
5	4350	Transfer Fee Income / Reserve	(2,300.00)	Unfavorable variance is due to 2 fewer homes being sold than budgeted. We Budgeted 4 homes and actual so far in 2026 is 2.
6	5060	Taxes & Accounting	(2,266.91)	Unfavorable variance is due to paying back taxes, late fees and interest on the common area on the first 3 East roads.
7	6005	Landscape Additional Expenses	600.00	Favorable variance is due to spending less on additional expenses than budget. This item is a "use when needed" expense.
8	6020	Landscape Weeds	1,816.79	Favorable variance is due to spending less on weeds due to rain we received after the weed application, which resulted in no watering-in service by the weed company.
9	6515	Pool Gas	2,920.44	Favorable variance is due to a warmer then expected winter.

Note - Favorable variances are positive number and unfavorable variances are negative (\$)

Prepared by Jeff Chihak on 3/17/2026