

## The Legends at Santa Rita Springs

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

Line #	Acct #	Description	YTD Variance	Explanation
1	4010	Assessments	(2,749.00)	Unfavorable variance is due to 2 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	1,371.28	Favorable variance is due to receiving the 1st quarter 2026 gate reimbursement from Sunrise Visa and Sunrise Pointe prior to the budget booking to the account, which will occur in May.
3	4210	CI/Roads Fee	4,000.00	Favorable variance is due to 10 homeowners paying the CI/Road Fee early. Due in July.
4	4230	Vanguard Interest	(963.60)	Unfavorable variance is due to moving \$110k to CDs versus leaving in the Money Market. The majority of long term CDs (over 1 year) pay interest semi annually.
5	4350	Transfer Fee Income / Reserve	3,450.00	Favorable variance is due to 3 more homes being sold than budgeted. We Budgeted 4 homes and actual so far in 2026 is 7.
6	5060	Taxes & Accounting	(1,722.91)	Unfavorable variance is due to paying back taxes, late fees and interest on the common area on the first 3 East roads.
7	6005/ 6015	Landscape - Firewise & Trimming	4,043.36	Favorable variance is due to spending less than budget on Trimming and Firewise so far in 2026. In addition, Jeff J was able to receive \$1,400 of grant money from Firewise. These accounts will be combined for variance reporting purposes.
8	6020	Landscape Weeds	1,753.37	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	6505	Pool Repairs	620.00	Favorable variance is due to fewer pool repairs than budget. We hope this continues.
10	6515	Pool Gas	3,407.75	Favorable variance is due to a warmer then expected winter.
11	6710	Maintenance Projects	(572.80)	Unfavorable variance is due to purchasing paint, brushes, etc. to paint the electrical boxes. This unfavorable variance should disappear as more budget is booked into the account in May.

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

Prepared by Jeff Chihak on 5/16/2026