Management Report

Maumelle Heights Property Owners Association

For the period ended February 28, 2026

Prepared by

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Prepared on

March 23, 2026

Statement of Financial Position

March, 2025-February, 2026

DISTRIBUTION ACCOUNT	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026
Assets												
Current Assets												
Bank Accounts												
1032 US Bank #2253	29,226.17	38,482.15	37,047.23	35,798.72	35,068.96	29,795.31	24,121.46	22,888.76	21,131.14	19,899.24	14,090.90	19,590.08
1033 US Bank #2241	15,939.75	15,940.40	15,941.07	15,941.72	15,942.39	15,943.06	15,943.71	15,944.38	15,945.03	15,945.70	15,946.37	15,946.98
Total for Bank Accounts	**45,165.92**	**54,422.55**	**52,988.30**	**51,740.44**	**51,011.35**	**45,738.37**	**40,065.17**	**38,833.14**	**37,076.17**	**35,844.94**	**30,037.27**	**35,537.06**
Other Current Assets												
1060 Accounts Receivable - Dues	14,107.02	3,520.21	3,352.83	2,990.33	2,471.33	2,543.70	2,563.57	2,388.45	2,406.82	2,029.19	26,035.56	19,450.94
Total for Other Current Assets	**14,107.02**	**3,520.21**	**3,352.83**	**2,990.33**	**2,471.33**	**2,543.70**	**2,563.57**	**2,388.45**	**2,406.82**	**2,029.19**	**26,035.56**	**19,450.94**
Total for Current Assets	**59,272.94**	**57,942.76**	**56,341.13**	**54,730.77**	**53,482.68**	**48,282.07**	**42,628.74**	**41,221.59**	**39,482.99**	**37,874.13**	**56,072.83**	**54,988.00**
Fixed Assets												
2050 Capital Improvements	147,548.28	147,548.28	147,548.28	147,548.28	147,548.28	151,548.28	156,323.28	156,323.28	156,323.28	156,323.28	156,323.28	156,323.28
2150 Accumulated Depreciation	-103,876.44	-104,361.98	-104,847.52	-105,333.06	-105,818.60	-106,363.89	-106,949.18	-107,534.47	-108,119.76	-108,685.27	-109,229.80	-109,774.33
2040 Furniture & Fixtures	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90	1,369.90
Total for Fixed Assets	**45,041.74**	**44,556.20**	**44,070.66**	**43,585.12**	**43,099.58**	**46,554.29**	**50,744.00**	**50,158.71**	**49,573.42**	**49,007.91**	**48,463.38**	**47,918.85**
Total for Assets	**104,314.68**	**102,498.96**	**100,411.79**	**98,315.89**	**96,582.26**	**94,836.36**	**93,372.74**	**91,380.30**	**89,056.41**	**86,882.04**	**104,536.21**	**102,906.85**
Liabilities and Equity												
Liabilities												
Current Liabilities												
Credit Cards												
3100 US Bank #1573	0.00	0.00	0.00	0.00	0.00	0.00	0.00	518.69	0.00	0.00	0.00	0.00
Total for Credit Cards	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**518.69**	**0.00**	**0.00**	**0.00**	**0.00**
Total for Current Liabilities	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**518.69**	**0.00**	**0.00**	**0.00**	**0.00**
Total for Liabilities	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**518.69**	**0.00**	**0.00**	**0.00**	**0.00**
Equity												
5020 Retained Earnings	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	91,797.56	86,882.04	86,882.04
Net Income	12,517.12	10,701.40	8,614.23	6,518.33	4,784.70	3,038.80	1,575.18	-935.95	-2,741.15	-4,915.52	17,654.17	16,024.81
Total for Equity	**104,314.68**	**102,498.96**	**100,411.79**	**98,315.89**	**96,582.26**	**94,836.36**	**93,372.74**	**90,861.61**	**89,056.41**	**86,882.04**	**104,536.21**	**102,906.85**
Total for Liabilities and Equity	**104,314.68**	**102,498.96**	**100,411.79**	**98,315.89**	**96,582.26**	**94,836.36**	**93,372.74**	**91,380.30**	**89,056.41**	**86,882.04**	**104,536.21**	**102,906.85**

Statement of Activity

March, 2025-February, 2026

DISTRIBUTION ACCOUNT	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	TOTAL
Income													
6010 Dues											25,050.00		25,050.00
6030 Penalties & Attorney Fees	35.43	382.87	-17.38		24.75	72.37	19.87	9.88	18.37	-46.38	15.37	15.38	530.53
6050 Dues Written Off		-399.74		-362.50									-762.24
Total for Income	35.43	-16.87	-17.38	-362.50	24.75	72.37	19.87	9.88	18.37	-46.38	25,065.37	15.38	$24,818.29
Gross Profit	35.43	-16.87	-17.38	-362.50	24.75	72.37	19.87	9.88	18.37	-46.38	25,065.37	15.38	$24,818.29
Expenses													
8050 Bank Charges	7.50											1.50	9.00
8085 Depreciation Expense	485.54	485.54	485.54	485.54	485.54	545.29	585.29	585.29	585.29	565.51	544.53	544.53	6,383.43
8100 Insurance	164.00									164.00	5,120.00		5,448.00
8135 Legal & Accounting	397.50	415.44	686.50	350.00	375.00	375.00				500.00	700.00	200.00	3,999.44
8140 Office Supplies											148.10		148.10
8150 Dues & Subscriptions	192.00			0.00									192.00
8167 Picnic Expense								1,037.38	138.13				1,175.51
8170 Postage	192.00												192.00
8200 Repairs & Maintenance	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	1,101.68	900.00	900.00	900.00	11,001.68
Total for Expenses	2,338.54	1,800.98	2,072.04	1,735.54	1,760.54	1,820.29	1,485.29	2,522.67	1,825.10	2,129.51	7,412.63	1,646.03	$28,549.16
Net Operating Income	-2,303.11	-1,817.85	-2,089.42	-2,098.04	-1,735.79	-1,747.92	-1,465.42	-2,512.79	-1,806.73	-2,175.89	17,652.74	-1,630.65	-$3,730.87
Other Income													
6200 Interest Income	1.75	2.13	2.25	2.14	2.16	2.02	1.80	1.66	1.53	1.52	1.43	1.29	21.68
Total for Other Income	1.75	2.13	2.25	2.14	2.16	2.02	1.80	1.66	1.53	1.52	1.43	1.29	$21.68
Net Other Income	1.75	2.13	2.25	2.14	2.16	2.02	1.80	1.66	1.53	1.52	1.43	1.29	$21.68
Net Income	-2,301.36	-1,815.72	-2,087.17	-2,095.90	-1,733.63	-1,745.90	-1,463.62	-2,511.13	-1,805.20	-2,174.37	17,654.17	-1,629.36	-$3,709.19

Statement of Cash Flows

March, 2025-February, 2026

FULL NAME	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	TOTAL
OPERATING ACTIVITIES													
Net Income	-2,301.36	-1,815.72	-2,087.17	-2,095.90	-1,733.63	-1,745.90	-1,463.62	-2,511.13	-1,805.20	-2,174.37	17,654.17	-1,629.36	-3,709.19
Adjustments to reconcile Net Income to Net Cash provided by operations:													
1060 Accounts Receivable - Dues	8,820.24	10,586.81	167.38	362.50	519.00	-72.37	-19.87	175.12	-18.37	377.63	-24,006.37	6,584.62	3,476.32
3100 US Bank #1573	0.00	0.00	0.00	0.00	0.00	0.00	0.00	518.69	-518.69	0.00	0.00	0.00	0.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	8,820.24	10,586.81	167.38	362.50	519.00	-72.37	-19.87	693.81	-537.06	377.63	-24,006.37	6,584.62	$3,476.32
Net cash provided by operating activities	6,518.88	8,771.09	-1,919.79	-1,733.40	-1,214.63	-1,818.27	-1,483.49	-1,817.32	-2,342.26	-1,796.74	-6,352.20	4,955.26	-$232.87
INVESTING ACTIVITIES													
2050 Capital Improvements						-4,000.00	-4,775.00						-8,775.00
2150 Accumulated Depreciation	485.54	485.54	485.54	485.54	485.54	545.29	585.29	585.29	585.29	565.51	544.53	544.53	6,383.43
Net cash provided by investing activities	485.54	485.54	485.54	485.54	485.54	-3,454.71	-4,189.71	585.29	585.29	565.51	544.53	544.53	-$2,391.57
FINANCING ACTIVITIES													
NET CASH INCREASE FOR PERIOD	7,004.42	9,256.63	-1,434.25	-1,247.86	-729.09	-5,272.98	-5,673.20	-1,232.03	-1,756.97	-1,231.23	-5,807.67	5,499.79	-$2,624.44