

**Madera Vista Townhouses, Inc. Financial Statement Febuary 2026**

<b>Income</b>	<b>02-24</b>	<b>03-24</b>	<b>04-24</b>	<b>05-24</b>	<b>06-24</b>	<b>07-24</b>	<b>08-24</b>	<b>09-24</b>	<b>10-24</b>	<b>11-24</b>	<b>12-24</b>	<b>-1-25</b>	<b>YTD</b>	<b>Budget</b>	<b>Comments:</b>
HOA Dues	30,950												30,950	52,000	
Reserve Fund	3,050												3,050	5,200	
Res Fund and Chkg Int	252												252	3,500	
Transfer Fees	400												400	1,000	
GVR Dues Received													0	0	
Misc Income	37												37	204	
<b>Total Income</b>	<b>34,689</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,689</b>	<b>61,904</b>	

**Expenses**

Painting	8,500												8,500	25,200	
Landscaping	1,500												1,500	18,000	
Electricity	33												33	312	
Flags													0	360	
GVC Dues													0	1,456	
Insurance													0	2,500	
Legal													0	1,000	
Miscellaneous Expense	15												15	200	
Off Supplies and copies													0	150	
PO Box Rental													0	200	
Postage													0	225	
Registration Fees	12												12	10	
Social													0	700	
Storage Rental													0	700	
Streets													0	700	
Taxes													0	1,250	
Unplanned Expenses													0	2,000	
Website Design/Maint	360												360	360	
Tax Preparation													0	350	
<b>Total Expenses</b>	<b>10,420</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,420</b>	<b>55,673</b>	

<b>Surplus or (Deficit)</b>	<b>24,269</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24,269</b>	<b>6,231</b>
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Checking to Res Acct	3,610													3,610	
Res Acct to Checking	0													0	

Mo End Checkbook Bal	24,022														
Mo End Res Acct Bal	109,667														
<b>Total Bank Deposits</b>	<b>133,689</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Note: All amounts rounded to the nearest dollar.

Note: Interest earned by Reserve Fund remains in reserve fund and is not deposited to checking account.

**Prepared 03/02/26**