



MILLENNIUM

COMMUNITY MANAGEMENT LLC

**MISSION HILLS PHASE V
PROPERTY OWNERS ASSOCIATION**

**MONTHLY OPERATING REPORT
FEBRUARY 2026**

YEAR END DECEMBER 31ST

Prepared by:
Millennium Community Management, LLC
44801 Village Court, Suite #101, Palm Desert, CA 92260
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Balance Sheet

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: 02/28/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance	Account Number
ASSETS		
Cash		
Cash Operating		
Operating Account	27,815.06	1010
Total Cash Operating	27,815.06	
Cash Reserves		
Reserve Account	128,652.39	1011
Reserve Checks-On Hold	15,961.00	1299
Total Cash Reserves	144,613.39	
Total Cash	172,428.45	
Accounts Receivable		
Accounts Receivable	9,374.26	1321
Total Accounts Receivable	9,374.26	
TOTAL ASSETS	181,802.71	
LIABILITIES & CAPITAL		
Liabilities		
Operating Liability		
Prepaid Owner Assessments	27,636.27	2015
Total Operating Liability	27,636.27	
Reserve Allocation		
Special Assessment	29,997.00	3002
Contingency	4,144.20	3005
General	92,433.98	3007
Irrigation & Landscape	-12,775.00	3018
Irrigation System	586.11	3020
Landscape Improvements	-5,952.64	3023
Mailboxes	2,609.68	3040
Building Structure	1,581.18	3043
Painting	1,761.96	3045
Plumbing	-38,286.75	3050
Pool/Spa	593.51	3055
Pool Equipment Repair	-28,533.01	3058
Pool Heater & Filter Replace	-24,118.12	3059
Pool Furniture	-1,860.82	3060
Roofs	-95,078.66	3065
Roof-Flat	21,270.00	3067
Sewer Lateral/Main	1,799.88	3073
Roofs/Garage	5,000.04	3074

Balance Sheet

Account Name	Balance	Account Number
Lighting	1,480.42	3080
Pool Plaster	-11,688.00	3083
Fence & Gate	468.30	3091
Signage	409.23	3095
Streets & Drives	77,933.19	3108
Common Area Ground	-22,901.21	3122
Landscape	-94,970.03	3130
Landscape Replacement	-33,870.31	3131
Reserve Contribution	111,727.00	3232
Interest	2,826.34	3300
CVWD Conversion	158,025.92	3500
Total Reserve Allocation	144,613.39	
Total Liabilities	172,249.66	
Capital		
Equity		
Members Equity	55,060.13	3810
Total Equity	55,060.13	
Calculated Retained Earnings	23,332.10	
Calculated Prior Years Retained Earnings	-68,839.18	
Total Capital	9,553.05	
TOTAL LIABILITIES & CAPITAL	181,802.71	

Income Statement

Millennium Community Management, LLC

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: Feb 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense					
Income					
Assessment Revenue	4000-00				
Assessment Income	4000	64,363.45	93.41	128,726.90	92.40
Special Assessment	4010	947.92	1.38	3,318.74	2.38
Cable Charge Amount	4025	3,527.80	5.12	7,055.60	5.06
Total Assessment Revenue	4000-00	68,839.17	99.91	139,101.24	99.84
Other Revenue	4033-00				
Escrow/Refunds	4035	0.00	0.00	56.91	0.04
Return Check Charge	4050	0.00	0.00	35.00	0.03
Late Fees	4110	40.00	0.06	80.00	0.06
Operating Interest	4200	1.87	0.00	4.45	0.00
Reserve Interest	4205	20.56	0.03	41.67	0.03
Total Other Revenue	4033-00	62.43	0.09	218.03	0.16
Total Operating Income		68,901.60	100.00	139,319.27	100.00
Expense					
Administrative	5000-00				
Legal Services	5000	0.00	0.00	0.00	0.00
Insurance-Master/Property	5001	7,154.03	10.38	14,308.06	10.27
Escrow/Refunds	5009	0.00	0.00	56.91	0.04
Audit/Tax Preparation	5020	0.00	0.00	0.00	0.00
Late Service Fee	5026	90.00	0.13	190.00	0.14
Taxes-Franchise	5030	0.00	0.00	0.00	0.00
Fees & Licenses	5035	0.00	0.00	0.00	0.00
Printing/Postage/Envelopes/Extras	5045	378.71	0.55	577.38	0.41
Management Contract	5055	1,537.99	2.23	3,075.98	2.21

Income Statement

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Administrative	5000-00	9,160.73	13.30	18,208.33	13.07
Utilities	6000-00				
Electricity	6000	0.00	0.00	4,487.26	3.22
Cable/Direct TV	6002	3,518.68	5.11	7,039.04	5.05
Refuse Disposal	6003	0.00	0.00	123.72	0.09
Gas	6004	6,903.40	10.02	13,410.71	9.63
Water	6005	2,199.46	3.19	5,816.50	4.17
Total Utilities	6000-00	12,621.54	18.32	30,877.23	22.16
Landscaping	7000-00				
Landscape Contract	7000	15,757.00	22.87	31,514.00	22.62
Fertilizer/Chemicals	7001	0.00	0.00	2,000.00	1.44
Landscape Extras	7005	0.00	0.00	0.00	0.00
Seed/Fert/Scpl	7012	150.00	0.22	150.00	0.11
Tree Maintenance/Trimming	7015	285.00	0.41	285.00	0.20
Tree Removal	7016	0.00	0.00	0.00	0.00
Irrigation System	7020	1,160.22	1.68	1,160.22	0.83
Total Landscaping	7000-00	17,352.22	25.18	35,109.22	25.20
Maintenance	7000-10				
Common Area Repairs	7023	2,853.93	4.14	2,853.93	2.05
Pool/Spa Service Contract	7035	2,500.00	3.63	5,000.00	3.59
Pool/Spa Repairs	7036	0.00	0.00	0.00	0.00
Roof Maintenance	7040	900.00	1.31	900.00	0.65
Security/Patrol Service	7041	2,573.00	3.73	5,146.00	3.69
Pest Control	7070	445.00	0.65	890.00	0.64
Light Service	7080	0.00	0.00	0.00	0.00
Electrical Repairs	7103	464.79	0.67	534.79	0.38
Lighting Maintenance	7200	465.00	0.67	465.00	0.33
Total Maintenance	7000-10	10,201.72	14.81	15,789.72	11.33
Reserves	9000-00				
Reserve Contribution Expense	9232	7,980.50	11.58	15,961.00	11.46
Interest	9300	20.56	0.03	41.67	0.03
Total Reserves	9000-00	8,001.06	11.61	16,002.67	11.49
Total Operating Expense		57,337.27	83.22	115,987.17	83.25

Income Statement

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income		11,564.33	16.78	23,332.10	16.75
Total Income		68,901.60	100.00	139,319.27	100.00
Total Expense		57,337.27	83.22	115,987.17	83.25
Net Income		<u>11,564.33</u>	<u>16.78</u>	<u>23,332.10</u>	<u>16.75</u>

Income Statement - 12 Month

Millennium Community Management, LLC

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

Fund Type: All

Period Range: Jan 2026 to Feb 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Jan 2026	Feb 2026	Total
Operating Income & Expense				
Income				
Assessment Revenue				
Assessment Income	4000	64,363.45	64,363.45	128,726.90
Special Assessment	4010	2,370.82	947.92	3,318.74
Cable Charge Amount	4025	3,527.80	3,527.80	7,055.60
Total Assessment Revenue		70,262.07	68,839.17	139,101.24
Other Revenue				
Escrow/Refunds	4035	56.91	0.00	56.91
Return Check Charge	4050	35.00	0.00	35.00
Late Fees	4110	40.00	40.00	80.00
Operating Interest	4200	2.58	1.87	4.45
Reserve Interest	4205	21.11	20.56	41.67
Total Other Revenue		155.60	62.43	218.03
Total Operating Income		70,417.67	68,901.60	139,319.27
Expense				
Administrative				
Insurance-Master/Property	5001	7,154.03	7,154.03	14,308.06
Escrow/Refunds	5009	56.91	0.00	56.91
Late Service Fee	5026	100.00	90.00	190.00
Printing/Postage/ Envelopes/Extras	5045	198.67	378.71	577.38
Management Contract	5055	1,537.99	1,537.99	3,075.98
Total Administrative		9,047.60	9,160.73	18,208.33
Utilities				
Electricity	6000	4,487.26	0.00	4,487.26
Cable/Direct TV	6002	3,520.36	3,518.68	7,039.04
Refuse Disposal	6003	123.72	0.00	123.72
Gas	6004	6,507.31	6,903.40	13,410.71
Water	6005	3,617.04	2,199.46	5,816.50
Total Utilities		18,255.69	12,621.54	30,877.23
Landscaping				
Landscape Contract	7000	15,757.00	15,757.00	31,514.00
Fertilizer/Chemicals	7001	2,000.00	0.00	2,000.00
Seed/Fert/Sclp	7012	0.00	150.00	150.00
Tree Maintenance/ Trimming	7015	0.00	285.00	285.00
Irrigation System	7020	0.00	1,160.22	1,160.22
Total Landscaping		17,757.00	17,352.22	35,109.22

Income Statement - 12 Month

Account Name	Account Number	Jan 2026	Feb 2026	Total
Maintenance				
Common Area Repairs	7023	0.00	2,853.93	2,853.93
Pool/Spa Service Contract	7035	2,500.00	2,500.00	5,000.00
Roof Maintenance	7040	0.00	900.00	900.00
Security/Patrol Service	7041	2,573.00	2,573.00	5,146.00
Pest Control	7070	445.00	445.00	890.00
Electrical Repairs	7103	70.00	464.79	534.79
Lighting Maintenance	7200	0.00	465.00	465.00
Total Maintenance		5,588.00	10,201.72	15,789.72
Reserves				
Reserve Contribution Expense	9232	7,980.50	7,980.50	15,961.00
Interest	9300	21.11	20.56	41.67
Total Reserves		8,001.61	8,001.06	16,002.67
Total Operating Expense		58,649.90	57,337.27	115,987.17
NOI - Net Operating Income				
		11,767.77	11,564.33	23,332.10
Total Income		70,417.67	68,901.60	139,319.27
Total Expense		58,649.90	57,337.27	115,987.17
Net Income		11,767.77	11,564.33	23,332.10

Annual Budget - Comparative

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: Feb 2026

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
Assessment Revenue	4000-00							
Assessment Income	4000	64,363.45	64,363.49	-0.04	128,726.90	128,726.98	-0.08	772,361.87
Special Assessment	4010	947.92	0.00	947.92	3,318.74	0.00	3,318.74	0.00
Cable Charge Amount	4025	3,527.80	3,528.00	-0.20	7,055.60	7,056.00	-0.40	42,336.00
Total Assessment Revenue		68,839.17	67,891.49	947.68	139,101.24	135,782.98	3,318.26	814,697.87
Other Revenue	4033-00							
Escrow/Refunds	4035	0.00	0.00	0.00	56.91	0.00	56.91	0.00
Return Check Charge	4050	0.00	0.00	0.00	35.00	0.00	35.00	0.00
Late Fees	4110	40.00	0.00	40.00	80.00	0.00	80.00	0.00
Operating Interest	4200	1.87	0.00	1.87	4.45	0.00	4.45	0.00
Reserve Interest	4205	20.56	0.00	20.56	41.67	0.00	41.67	0.00
Total Other Revenue		62.43	0.00	62.43	218.03	0.00	218.03	0.00
Total Operating Income		68,901.60	67,891.49	1,010.11	139,319.27	135,782.98	3,536.29	814,697.87
Expense								
Administrative	5000-00							
Legal Services	5000	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Insurance-Master/Property	5001	7,154.03	3,924.71	-3,229.32	14,308.06	7,849.42	-6,458.64	47,096.56
Earthquake Insurance	5005	0.00	4,202.28	4,202.28	0.00	8,404.56	8,404.56	50,427.40
Escrow/Refunds	5009	0.00	0.00	0.00	56.91	0.00	-56.91	0.00
Audit/Tax Preparation	5020	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Delq/Pre-lien Ltrs	5022	0.00	8.34	8.34	0.00	16.68	16.68	100.00
Late Service Fee	5026	90.00	0.00	-90.00	190.00	0.00	-190.00	0.00
Taxes-Franchise	5030	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Fees & Licenses	5035	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
Printing/Postage/Envelopes/Extras	5045	378.71	375.00	-3.71	577.38	750.00	172.62	4,500.00
Management Contract	5055	1,537.99	1,537.99	0.00	3,075.98	3,075.98	0.00	18,455.87
Reserve Study	5056	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Social Recreation	5068	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
Total Administrative		9,160.73	11,339.99	2,179.26	18,208.33	22,679.98	4,471.65	136,079.83

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities	6000-00							
Electricity	6000	0.00	4,583.33	4,583.33	4,487.26	9,166.66	4,679.40	55,000.00
Cable/Direct TV	6002	3,518.68	3,528.00	9.32	7,039.04	7,056.00	16.96	42,336.00
Refuse Disposal	6003	0.00	33.34	33.34	123.72	66.68	-57.04	400.00
Gas	6004	6,903.40	3,750.00	-3,153.40	13,410.71	7,500.00	-5,910.71	45,000.00
Water	6005	2,199.46	6,333.33	4,133.87	5,816.50	12,666.66	6,850.16	76,000.00
Total Utilities		12,621.54	18,228.00	5,606.46	30,877.23	36,456.00	5,578.77	218,736.00
Landscaping	7000-00							
Landscape Contract	7000	15,757.00	16,545.00	788.00	31,514.00	33,090.00	1,576.00	198,540.04
Fertilizer/ Chemicals	7001	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
Landscape Extras	7005	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Seed/Fert/Sclp	7012	150.00	2,083.33	1,933.33	150.00	4,166.66	4,016.66	25,000.00
New Plants	7013	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Tree Maintenance/ Trimming	7015	285.00	2,083.33	1,798.33	285.00	4,166.66	3,881.66	25,000.00
Tree Removal	7016	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00
Irrigation System	7020	1,160.22	750.00	-410.22	1,160.22	1,500.00	339.78	9,000.00
Total Landscaping		17,352.22	22,461.66	5,109.44	35,109.22	44,923.32	9,814.10	269,540.04
Maintenance	7000-10							
Common Area Repairs	7023	2,853.93	208.34	-2,645.59	2,853.93	416.68	-2,437.25	2,500.00
Painting	7032	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Pool/Spa Service Contract	7035	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	30,000.00
Pool/Spa Repairs	7036	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
Roof Maintenance	7040	900.00	333.34	-566.66	900.00	666.68	-233.32	4,000.00
Security/Patrol Service	7041	2,573.00	2,573.00	0.00	5,146.00	5,146.00	0.00	30,876.00
Pest Control	7070	445.00	625.00	180.00	890.00	1,250.00	360.00	7,500.00
Plumbing & Septic	7099	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Electrical Repairs	7103	464.79	500.00	35.21	534.79	1,000.00	465.21	6,000.00
Lighting Maintenance	7200	465.00	100.00	-365.00	465.00	200.00	-265.00	1,200.00
Lighting Supplies	7205	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Total Maintenance		10,201.72	7,881.36	-2,320.36	15,789.72	15,762.72	-27.00	94,576.00
Reserves	9000-00							
Reserve Contribution Expense	9232	7,980.50	7,980.50	0.00	15,961.00	15,961.00	0.00	95,766.00
Interest	9300	20.56	0.00	-20.56	41.67	0.00	-41.67	0.00
Total Reserves		8,001.06	7,980.50	-20.56	16,002.67	15,961.00	-41.67	95,766.00
Total Operating Expense		57,337.27	67,891.51	10,554.24	115,987.17	135,783.02	19,795.85	814,697.87
Total Operating Income		68,901.60	67,891.49	1,010.11	139,319.27	135,782.98	3,536.29	814,697.87

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense		57,337.27	67,891.51	10,554.24	115,987.17	135,783.02	19,795.85	814,697.87
NOI - Net Operating Income		11,564.33	-0.02	11,564.35	23,332.10	-0.04	23,332.14	0.00
Total Income		68,901.60	67,891.49	1,010.11	139,319.27	135,782.98	3,536.29	814,697.87
Total Expense		57,337.27	67,891.51	10,554.24	115,987.17	135,783.02	19,795.85	814,697.87
Net Income		11,564.33	-0.02	11,564.35	23,332.10	-0.04	23,332.14	0.00