

**INDEPENDENT ACCOUNTANT’S REPORT
ON APPLYING AGREED-UPON PROCEDURES**

To the Board of Directors of
The M.P.R. Homeowners Association

We have performed the procedures enumerated below on the verification and count of the Annual Board of Directors Election and the addition of CC&R Article VII, Section 12 – Capital Improvement Fee on October 21, 2025, of The M.P.R. Homeowners Association. The M.P.R. Homeowners Association management is responsible for the Annual Board Member election on October 21, 2025, and all of the related requirements that it must meet in accordance with state regulations and the governing documents. We performed the below procedures:

- We served as the inspector of the election, ballot counting and receiving and tallying all sealed ballots.
- We attended the annual membership meeting election on October 21, 2025, and received and tallied the annual membership meeting ballots in person.
- We confirmed that the Association’s quorum for both ballots was met.
- We announced the results of the election at the October 21, 2025 Annual Meeting.

The M.P.R. Homeowners Association has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of verifying and counting of the ballots for the Annual Board Member election and addition of Amendment Article VII, Section 12 – Capital Improvement Fee on October 21, 2025. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report, and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Results

The procedures and associated findings are as follows:

1. We determined that the 10% Quorum Requirement, as required by the Association’s governing documents, was met for both the election of the Three Board positions and for adding CC&R Article VII, Section 12 Amendment - Capital Improvement Fee. There are 7,008 memberships, and the 990 ballots for the three Board positions and the 1,218 ballots for adding CC&R Article VII, Section 12 - Capital Improvement Fee all met the 701 quorum requirement.

| NUMBER OF MEMBERSHIPS AND QUORUM FOR TWO BALLOTS | | | | |
|---|-------|--------------------|------------------|----------------------------|
| | | 10% | | |
| | Count | Quorum Requirement | Ballots Received | 10% Quorum Requirement Met |
| Three Board Positions | 7,008 | 701 | 990 | YES |
| CC&R Article VII, Section 12 - Capital Improvement Fee | 7,008 | 701 | 1,218 | YES |

**THE M.P.R. HOMEOWNERS ASSOCIATION
2025 ANNUAL MEMBERSHIP MEETING BALLOT VERIFICATION
FOR ANNUAL MEETING ON OCTOBER 21, 2025
(CONTINUED)**

2. We tallied the ballots provided to us by the Association which were considered to be eligible. We found miscellaneous notes and no ballots in 21 ballot envelopes which were not included in the results for either ballot. We found that of the 1,005 ballots provided to us for the election of Directors, 15 were not able to be counted because the ballot had no or an excessive number of votes cast. We also found that of the 1,238 ballots provided to us for the CC&R Amendment, 1 had a duplicate vote and 19 had no vote. Below is a summary of those results:

| Analysis of Ballots | | |
|-----------------------------|--------------|------------------|
| <u>Ballots</u> | <u>Board</u> | <u>Amendment</u> |
| Quorum - Counted Ballots | 990 | 1,218 |
| Duplicate Vote | - | 1 |
| No Votes for Directors | 5 | - |
| CC&R Vote Left blank | - | 19 |
| Invalid Director Votes - >3 | 10 | - |
| Total | <u>1,005</u> | <u>1,238</u> |

3. Of the 990 ballots that were counted for the Board positions, three candidates received the appropriate number of votes to be elected to the Board of Directors, and the 1,218 ballots that were counted for the addition of CC&R Article VII, Section 12 – Capital Improvement Fee, did not result in 75%, or 914, of the required votes to pass the addition of this amendment.

| Final Vote Results | | |
|----------------------------------|--------------|----------------------------|
| <u>Director Ballot</u> | <u>Votes</u> | <u>Results</u> |
| Patricia Lee Bambridge | 1,114 | Elected |
| Grant Gosselin | 860 | Elected |
| Bruce Jensen | <u>940</u> | Elected |
| Total Votes | <u>2,914</u> | |
| <u>CC&R Amendment Ballot</u> | | |
| Capital Improvement Fee | | |
| Yes | 587 | Did Not Pass |
| No | <u>631</u> | |
| Total Votes | <u>1,218</u> | Required 914 (75%) to Pass |

The above results have been independently tabulated and verified by Butler Hansen, PLC. The results represent a summary of paper ballots received by October 21, 2025, at 7:30 pm. We were not engaged to prepare, verify, or review in any way the population of members who were sent ballots, nor were we engaged to determine or verify the individual member eligibility. We were engaged to independently tabulate the quorum voting results.

We were engaged by The M.P.R. Homeowners Association to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the verification and count of the Annual Board of Directors and the addition of CC&R Article VII, Section 12 – Capital Improvement Fee election on October 21, 2025, of The M.P.R. Homeowners Association. Accordingly, we do not

express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of The M.P.R. Homeowners Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Board of Directors and management of The M.P.R. Homeowners Association, and is not intended to be, and should not be, used by anyone other than these specified parties.

Butler Hansen, PLC

Gilbert, Arizona
October 27, 2025