MorningMesa Homeowners Association

Balance Sheet For 6/30/2026

Assets		
First Citizens Bank Operating	$28,923.04	
First Citizens Bank - Reserve Acct	$119,262.08	
Accounts Receivable	$4,081.00	
Replacement Fund (Restricted)	($107,820.23)	
Total Assets		**$44,445.89**
	Total Assets	**$44,445.89**
Liabilities		
Prepaid Assessments	$5,859.10	
Total Liabilities		**$5,859.10**
Equity		
Net Income	$39,499.18	
Retained Earnings	($912.39)	
Total Equity		**$38,586.79**
	Total Liabilities / Equity	**$44,445.89**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4000 - Assessment Income	18,018.00	18,447.00	(429.00)	105,444.00	110,682.00	(5,238.00)	221,364.00
4100 - Late Fee Income	-	-	-	150.00	-	150.00	-
4300 - Special Assessment Income	-	475.00	(475.00)	1,484.00	2,850.00	(1,366.00)	5,700.00
4450 - Interest Income - Operating	.16	-	.16	.16	-	.16	-
4500 - Reserve Income	(1,641.67)	(1,641.67)	-	(9,850.02)	(9,850.02)	-	(19,700.00)
4520 - Maintenance Reserve	-	-	-	858.00	-	858.00	-
4560 - Special Assessment Transfer	-	-	-	(1,484.00)	-	(1,484.00)	-
4610 - NSF Reimb	-	-	-	40.00	-	40.00	-
4620 - Collection fees - Due to management	-	-	-	190.00	-	190.00	-
Total Income	**16,376.49**	**17,280.33**	**(903.84)**	**96,832.14**	**103,681.98**	**(6,849.84)**	**207,364.00**
Reserve Activity							
8000 - Reserve Contributions	-	-	-	8,208.35	-	8,208.35	-
8100 - Reserve Interest Income	-	-	-	107.82	-	107.82	-
8300 - Special Assessment Transfer	-	-	-	1,484.00	-	1,484.00	-
Total Reserve Activity	**-**	**-**	**-**	**9,800.17**	**-**	**9,800.17**	**-**
Total Income	**16,376.49**	**17,280.33**	**(903.84)**	**106,632.31**	**103,681.98**	**2,950.33**	**207,364.00**
Operating Expense							
Utilities Expense							
5050 - Electric	-	70.83	70.83	365.89	424.98	59.09	850.00
5100 - Water/Sewer	-	3,666.67	3,666.67	9,852.38	22,000.02	12,147.64	44,000.00
5400 - Trash Removal	-	837.00	837.00	3,717.10	5,022.00	1,304.90	10,044.00
Total Utilities Expense	**-**	**4,574.50**	**4,574.50**	**13,935.37**	**27,447.00**	**13,511.63**	**54,894.00**
Maintenance Expense							
6000 - Building Maintenance	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
6075 - Property maintenance - Non building	-	125.00	125.00	-	750.00	750.00	1,500.00
6500 - Landscape Contract	-	2,083.33	2,083.33	4,980.00	12,499.98	7,519.98	25,000.00
6525 - Irrigation Repairs	-	291.67	291.67	624.00	1,750.02	1,126.02	3,500.00
6700 - Snow Removal	2,475.00	1,125.00	(1,350.00)	4,275.00	6,750.00	2,475.00	13,500.00
6800 - Misc Grounds Maint	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
Total Maintenance Expense	**2,475.00**	**4,458.33**	**1,983.33**	**9,879.00**	**26,749.98**	**16,870.98**	**53,500.00**
Administration Expense							
7000 - Management	1,500.00	2,060.00	560.00	11,800.00	12,360.00	560.00	24,720.00
7100 - Administration	101.50	133.33	31.83	459.29	799.98	340.69	1,600.00
7200 - Insurance	-	5,666.67	5,666.67	31,086.65	34,000.02	2,913.37	68,000.00
7300 - Audit/Tax Return	-	179.17	179.17	-	1,075.02	1,075.02	2,150.00
7500 - Legal	-	125.00	125.00	1,209.50	750.00	(459.50)	1,500.00
7550 - Legal - Collection	-	41.67	41.67	-	250.02	250.02	500.00
7600 - Miscellaneous	-	41.67	41.67	405.00	250.02	(154.98)	500.00

MorningMesa Homeowners Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Administration Expense	1,601.50	8,247.51	6,646.01	44,960.44	49,485.06	4,524.62	98,970.00
Total Expense	4,076.50	17,280.34	13,203.84	68,774.81	103,682.04	34,907.23	207,364.00
Operating Net Total	12,299.99	(.01)	12,300.00	37,857.50	(.06)	37,857.56	-

MorningMesa Homeowners Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	1,641.67	-	1,641.67	1,641.67	-	1,641.67	-
8100 - Reserve Interest Income	.01	-	.01	.01	-	.01	-
Total Reserve Activity	**1,641.68**	**-**	**1,641.68**	**1,641.68**	**-**	**1,641.68**	**-**
Total Income	**1,641.68**	**-**	**1,641.68**	**1,641.68**	**-**	**1,641.68**	**-**
Reserve Net Total	**1,641.68**	**-**	**1,641.68**	**1,641.68**	**-**	**1,641.68**	**-**
Net Total	**13,941.67**	**(.01)**	**13,941.68**	**39,499.18**	**(.06)**	**39,499.24**	**-**