MorningMesa Homeowners Association

Balance Sheet For 7/31/2026

Assets		
First Citizens Bank Operating	$22,198.90	
First Citizens Bank - Reserve Acct	$120,924.04	
Accounts Receivable	$6,754.00	
Replacement Fund (Restricted)	($107,820.23)	
Total Assets		**$42,056.71**
	Total Assets	**$42,056.71**
Liabilities		
Accounts Payable	$15,177.53	
Prepaid Assessments	$5,000.10	
Total Liabilities		**$20,177.63**
Equity		
Net Income	$22,791.47	
Retained Earnings	($912.39)	
Total Equity		**$21,879.08**
	Total Liabilities / Equity	**$42,056.71**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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)	123,462.00	129,129.00	(5,667.00)	221,364.00
4100 - Late Fee Income	100.00	-	100.00	250.00	-	250.00	-
4300 - Special Assessment Income	-	475.00	(475.00)	1,484.00	3,325.00	(1,841.00)	5,700.00
4450 - Interest Income - Operating	1.26	-	1.26	1.42	-	1.42	-
4500 - Reserve Income	(1,641.67)	(1,641.67)	-	(11,491.69)	(11,491.69)	-	(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	**16,477.59**	**17,280.33**	**(802.74)**	**113,309.73**	**120,962.31**	**(7,652.58)**	**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	**16,477.59**	**17,280.33**	**(802.74)**	**123,109.90**	**120,962.31**	**2,147.59**	**207,364.00**
Operating Expense							
Utilities Expense							
5050 - Electric	-	70.83	70.83	365.89	495.81	129.92	850.00
5100 - Water/Sewer	-	3,666.67	3,666.67	9,852.38	25,666.69	15,814.31	44,000.00
5400 - Trash Removal	-	837.00	837.00	3,717.10	5,859.00	2,141.90	10,044.00
Total Utilities Expense	**-**	**4,574.50**	**4,574.50**	**13,935.37**	**32,021.50**	**18,086.13**	**54,894.00**
Maintenance Expense							
6000 - Building Maintenance	13,950.00	500.00	(13,450.00)	13,950.00	3,500.00	(10,450.00)	6,000.00
6075 - Property maintenance - Non building	537.50	125.00	(412.50)	537.50	875.00	337.50	1,500.00
6500 - Landscape Contract	4,980.00	2,083.33	(2,896.67)	9,960.00	14,583.31	4,623.31	25,000.00
6525 - Irrigation Repairs	1,227.53	291.67	(935.86)	1,851.53	2,041.69	190.16	3,500.00
6550 - Trees Replacement / Maintenanc	1,665.00	-	(1,665.00)	1,665.00	-	(1,665.00)	-
6700 - Snow Removal	-	1,125.00	1,125.00	4,275.00	7,875.00	3,600.00	13,500.00
6800 - Misc Grounds Maint	4,970.00	333.33	(4,636.67)	4,970.00	2,333.31	(2,636.69)	4,000.00
Total Maintenance Expense	**27,330.03**	**4,458.33**	**(22,871.70)**	**37,209.03**	**31,208.31**	**(6,000.72)**	**53,500.00**
Administration Expense							
7000 - Management	1,500.00	2,060.00	560.00	13,300.00	14,420.00	1,120.00	24,720.00
7100 - Administration	247.18	133.33	(113.85)	706.47	933.31	226.84	1,600.00
7200 - Insurance	3,570.05	5,666.67	2,096.62	34,656.70	39,666.69	5,009.99	68,000.00
7300 - Audit/Tax Return	2,200.00	179.17	(2,020.83)	2,200.00	1,254.19	(945.81)	2,150.00
7500 - Legal	-	125.00	125.00	1,209.50	875.00	(334.50)	1,500.00
7550 - Legal - Collection	-	41.67	41.67	-	291.69	291.69	500.00

MorningMesa Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7600 - Miscellaneous	-	41.67	41.67	405.00	291.69	(113.31)	500.00
Total Administration Expense	**7,517.23**	**8,247.51**	**730.28**	**52,477.67**	**57,732.57**	**5,254.90**	**98,970.00**
Total Expense	**34,847.26**	**17,280.34**	**(17,566.92)**	**103,622.07**	**120,962.38**	**17,340.31**	**207,364.00**
Operating Net Total	**(18,369.67)**	**(.01)**	**(18,369.66)**	**19,487.83**	**(.07)**	**19,487.90**	**-**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	3,283.34	-	3,283.34	-
8100 - Reserve Interest Income	20.29	-	20.29	20.30	-	20.30	-
Total Reserve Activity	**1,661.96**	**-**	**1,661.96**	**3,303.64**	**-**	**3,303.64**	**-**
Total Income	**1,661.96**	**-**	**1,661.96**	**3,303.64**	**-**	**3,303.64**	**-**
Reserve Net Total	**1,661.96**	**-**	**1,661.96**	**3,303.64**	**-**	**3,303.64**	**-**
Net Total	**(16,707.71)**	**(.01)**	**(16,707.70)**	**22,791.47**	**(.07)**	**22,791.54**	**-**