MorningMesa Homeowners Association

Balance Sheet For 8/31/2026

Assets		
First Citizens Bank Operating	$14,828.38	
First Citizens Bank - Reserve Acct	$122,586.29	
Accounts Receivable	$7,586.50	
Replacement Fund (Restricted)	($107,820.23)	
Total Assets		**$37,180.94**
	Total Assets	**$37,180.94**
Liabilities		
Accounts Payable	$26,385.32	
Prepaid Assessments	$4,574.10	
Suspense	$429.00	
Total Liabilities		**$31,388.42**
Equity		
Net Income	$6,704.91	
Retained Earnings	($912.39)	
Total Equity		**$5,792.52**
	Total Liabilities / Equity	**$37,180.94**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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)	141,480.00	147,576.00	(6,096.00)	221,364.00
4100 - Late Fee Income	125.00	-	125.00	375.00	-	375.00	-
4300 - Special Assessment Income	-	475.00	(475.00)	1,484.00	3,800.00	(2,316.00)	5,700.00
4450 - Interest Income - Operating	.83	-	.83	2.25	-	2.25	-
4500 - Reserve Income	(1,641.67)	(1,641.67)	-	(13,133.36)	(13,133.36)	-	(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	**16,502.16**	**17,280.33**	**(778.17)**	**129,811.89**	**138,242.64**	**(8,430.75)**	**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	**16,502.16**	**17,280.33**	**(778.17)**	**139,612.06**	**138,242.64**	**1,369.42**	**207,364.00**
Operating Expense							
Utilities Expense							
5050 - Electric	-	70.83	70.83	365.89	566.64	200.75	850.00
5100 - Water/Sewer	11,789.20	3,666.67	(8,122.53)	33,658.66	29,333.36	(4,325.30)	44,000.00
5400 - Trash Removal	-	837.00	837.00	3,717.10	6,696.00	2,978.90	10,044.00
Total Utilities Expense	**11,789.20**	**4,574.50**	**(7,214.70)**	**37,741.65**	**36,596.00**	**(1,145.65)**	**54,894.00**
Maintenance Expense							
6000 - Building Maintenance	-	500.00	500.00	13,950.00	4,000.00	(9,950.00)	6,000.00
6075 - Property maintenance - Non building	-	125.00	125.00	537.50	1,000.00	462.50	1,500.00
6500 - Landscape Contract	2,490.00	2,083.33	(406.67)	12,450.00	16,666.64	4,216.64	25,000.00
6525 - Irrigation Repairs	1,155.28	291.67	(863.61)	3,006.81	2,333.36	(673.45)	3,500.00
6550 - Trees Replacement / Maintenanc	-	-	-	1,665.00	-	(1,665.00)	-
6700 - Snow Removal	-	1,125.00	1,125.00	4,275.00	9,000.00	4,725.00	13,500.00
6800 - Misc Grounds Maint	-	333.33	333.33	4,970.00	2,666.64	(2,303.36)	4,000.00
Total Maintenance Expense	**3,645.28**	**4,458.33**	**813.05**	**40,854.31**	**35,666.64**	**(5,187.67)**	**53,500.00**
Administration Expense							
7000 - Management	1,500.00	2,060.00	560.00	14,800.00	16,480.00	1,680.00	24,720.00
7100 - Administration	137.36	133.33	(4.03)	843.83	1,066.64	222.81	1,600.00
7200 - Insurance	5,162.05	5,666.67	504.62	39,818.75	45,333.36	5,514.61	68,000.00
7300 - Audit/Tax Return	-	179.17	179.17	2,200.00	1,433.36	(766.64)	2,150.00
7500 - Legal	-	125.00	125.00	1,209.50	1,000.00	(209.50)	1,500.00
7550 - Legal - Collection	-	41.67	41.67	-	333.36	333.36	500.00

MorningMesa Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7600 - Miscellaneous	-	41.67	41.67	405.00	333.36	(71.64)	500.00
Total Administration Expense	**6,799.41**	**8,247.51**	**1,448.10**	**59,277.08**	**65,980.08**	**6,703.00**	**98,970.00**
Total Expense	**22,233.89**	**17,280.34**	**(4,953.55)**	**137,873.04**	**138,242.72**	**369.68**	**207,364.00**
Operating Net Total	**(5,731.73)**	**(.01)**	**(5,731.72)**	**1,739.02**	**(.08)**	**1,739.10**	**-**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	4,925.01	-	4,925.01	-
8100 - Reserve Interest Income	20.58	-	20.58	40.88	-	40.88	-
Total Reserve Activity	**1,662.25**	**-**	**1,662.25**	**4,965.89**	**-**	**4,965.89**	**-**
Total Income	**1,662.25**	**-**	**1,662.25**	**4,965.89**	**-**	**4,965.89**	**-**
Reserve Net Total	**1,662.25**	**-**	**1,662.25**	**4,965.89**	**-**	**4,965.89**	**-**
Net Total	**(4,069.48)**	**(.01)**	**(4,069.47)**	**6,704.91**	**(.08)**	**6,704.99**	**-**