MorningMesa Homeowners Association

Balance Sheet For 9/30/2026

Assets		
First Citizens Bank Operating	($14,494.87)	
First Citizens Bank - Reserve Acct	$124,248.12	
Accounts Receivable	$7,660.50	
Replacement Fund (Restricted)	($107,820.23)	
Total Assets		**$9,593.52**
	Total Assets	**$9,593.52**
Liabilities		
Accounts Payable	$6,218.90	
Prepaid Assessments	$5,003.10	
Suspense	$429.00	
Total Liabilities		**$11,651.00**
Equity		
Net Income	($1,145.09)	
Retained Earnings	($912.39)	
Total Equity		**($2,057.48)**
	Total Liabilities / Equity	**$9,593.52**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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)	159,498.00	166,023.00	(6,525.00)	221,364.00
4100 - Late Fee Income	100.00	-	100.00	475.00	-	475.00	-
4300 - Special Assessment Income	-	475.00	(475.00)	1,484.00	4,275.00	(2,791.00)	5,700.00
4450 - Interest Income - Operating	.52	-	.52	2.77	-	2.77	-
4500 - Reserve Income	(1,641.67)	(1,641.67)	-	(14,775.03)	(14,775.03)	-	(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	**16,476.85**	**17,280.33**	**(803.48)**	**146,288.74**	**155,522.97**	**(9,234.23)**	**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	**16,476.85**	**17,280.33**	**(803.48)**	**156,088.91**	**155,522.97**	**565.94**	**207,364.00**
Operating Expense							
Utilities Expense							
5050 - Electric	311.87	70.83	(241.04)	677.76	637.47	(40.29)	850.00
5100 - Water/Sewer	157.21	3,666.67	3,509.46	33,815.87	33,000.03	(815.84)	44,000.00
5400 - Trash Removal	3,093.05	837.00	(2,256.05)	6,810.15	7,533.00	722.85	10,044.00
Total Utilities Expense	**3,562.13**	**4,574.50**	**1,012.37**	**41,303.78**	**41,170.50**	**(133.28)**	**54,894.00**
Maintenance Expense							
6000 - Building Maintenance	2,610.00	500.00	(2,110.00)	16,560.00	4,500.00	(12,060.00)	6,000.00
6075 - Property maintenance - Non building	-	125.00	125.00	537.50	1,125.00	587.50	1,500.00
6500 - Landscape Contract	2,490.00	2,083.33	(406.67)	14,940.00	18,749.97	3,809.97	25,000.00
6525 - Irrigation Repairs	642.50	291.67	(350.83)	3,649.31	2,625.03	(1,024.28)	3,500.00
6550 - Trees Replacement / Maintenanc	11,649.00	-	(11,649.00)	13,314.00	-	(13,314.00)	-
6700 - Snow Removal	-	1,125.00	1,125.00	4,275.00	10,125.00	5,850.00	13,500.00
6800 - Misc Grounds Maint	-	333.33	333.33	4,970.00	2,999.97	(1,970.03)	4,000.00
Total Maintenance Expense	**17,391.50**	**4,458.33**	**(12,933.17)**	**58,245.81**	**40,124.97**	**(18,120.84)**	**53,500.00**
Administration Expense							
7000 - Management	1,500.00	2,060.00	560.00	16,300.00	18,540.00	2,240.00	24,720.00
7100 - Administration	-	133.33	133.33	843.83	1,199.97	356.14	1,600.00
7200 - Insurance	3,535.05	5,666.67	2,131.62	43,353.80	51,000.03	7,646.23	68,000.00
7300 - Audit/Tax Return	-	179.17	179.17	2,200.00	1,612.53	(587.47)	2,150.00
7500 - Legal	-	125.00	125.00	1,209.50	1,125.00	(84.50)	1,500.00
7550 - Legal - Collection	-	41.67	41.67	-	375.03	375.03	500.00

MorningMesa Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7600 - Miscellaneous	-	41.67	41.67	405.00	375.03	(29.97)	500.00
Total Administration Expense	**5,035.05**	**8,247.51**	**3,212.46**	**64,312.13**	**74,227.59**	**9,915.46**	**98,970.00**
Total Expense	**25,988.68**	**17,280.34**	**(8,708.34)**	**163,861.72**	**155,523.06**	**(8,338.66)**	**207,364.00**
Operating Net Total	**(9,511.83)**	**(.01)**	**(9,511.82)**	**(7,772.81)**	**(.09)**	**(7,772.72)**	**-**

MorningMesa Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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	6,566.68	-	6,566.68	-
8100 - Reserve Interest Income	20.16	-	20.16	61.04	-	61.04	-
Total Reserve Activity	**1,661.83**	**-**	**1,661.83**	**6,627.72**	**-**	**6,627.72**	**-**
Total Income	**1,661.83**	**-**	**1,661.83**	**6,627.72**	**-**	**6,627.72**	**-**
Reserve Net Total	**1,661.83**	**-**	**1,661.83**	**6,627.72**	**-**	**6,627.72**	**-**
Net Total	**(7,850.00)**	**(.01)**	**(7,849.99)**	**(1,145.09)**	**(.09)**	**(1,145.00)**	**-**