

# Balance Sheet

Mesa Hills Homeowners Association LLC

As of August 31, 2025

| DISTRIBUTION ACCOUNT                       | TOTAL               |
|--------------------------------------------|---------------------|
| Assets                                     |                     |
| Current Assets                             |                     |
| Bank Accounts                              |                     |
| Mesa Hills HOA Checking Account            | 30,782.92           |
| Mesa Hills HOA Trust Account               | 7,000.00            |
| Mountain America Primary Saving            | 5.00                |
| Mountain America-S21                       | 27,531.34           |
| Mountain America-S22                       | 27,267.37           |
| Mountain America-S23-Reserve               | 61,566.12           |
| Mountain America S-27                      | 56,168.86           |
| Mountain America S-28                      | 56,168.85           |
| <b>Total for Bank Accounts</b>             | <b>\$266,490.46</b> |
| Accounts Receivable                        |                     |
| Accounts Receivable                        | 13.67               |
| <b>Total for Accounts Receivable</b>       | <b>\$13.67</b>      |
| Other Current Assets                       |                     |
| Undeposited Funds                          | 0.00                |
| <b>Total for Other Current Assets</b>      | <b>\$0.00</b>       |
| <b>Total for Current Assets</b>            | <b>\$266,504.13</b> |
| Fixed Assets                               |                     |
| HOA Property Owned                         | 11,930.00           |
| <b>Total for Fixed Assets</b>              | <b>\$11,930.00</b>  |
| Other Assets                               |                     |
| <b>Total for Assets</b>                    | <b>\$278,434.13</b> |
| Liabilities and Equity                     |                     |
| Liabilities                                |                     |
| Current Liabilities                        |                     |
| Accounts Payable                           |                     |
| Credit Cards                               |                     |
| Other Current Liabilities                  |                     |
| Construction Deposit                       | 11,000.00           |
| <b>Total for Other Current Liabilities</b> | <b>\$11,000.00</b>  |
| <b>Total for Current Liabilities</b>       | <b>\$11,000.00</b>  |
| Long-term Liabilities                      |                     |
| <b>Total for Liabilities</b>               | <b>\$11,000.00</b>  |
| Equity                                     |                     |
| Opening Balance Equity                     | 175,142.82          |
| Retained Earnings                          | 78,728.64           |
| Net Income                                 | 13,562.67           |
| <b>Total for Equity</b>                    | <b>\$267,434.13</b> |
| <b>Total for Liabilities and Equity</b>    | <b>\$278,434.13</b> |

**Mesa Hills Homeowners Association LLC**  
**Profit and Loss Budget Performance**  
**September 1, 2024 - August 31, 2025**

|                                | <b>Actual Expenses</b><br><b>September 1, 2024 -</b><br><b>August 31, 2025</b> | <b>Proposed Budget</b><br><b>September 1, 2025 -</b><br><b>August 31, 2026</b> |
|--------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Distribution Account</b>    | <b>Total</b>                                                                   | <b>Total</b>                                                                   |
| <b>Income</b>                  |                                                                                |                                                                                |
| Dues                           | 49,742.96                                                                      | 50,000.00                                                                      |
| Refunded Expenses              | -30.00                                                                         | 0.00                                                                           |
| <b>Total for Income</b>        | <b>49,712.96</b>                                                               | <b>50,000.00</b>                                                               |
| <b>Gross Profit</b>            | <b>49,712.96</b>                                                               | <b>50,000.00</b>                                                               |
| <b>Expenses</b>                |                                                                                |                                                                                |
| Annual Meeting                 | 6,150.73                                                                       | 6,500.00                                                                       |
| Bank Fees                      | 33.95                                                                          | 33.95                                                                          |
| Corporation Renewal            | 18.00                                                                          | 18.00                                                                          |
| Insurance                      | 1,064.00                                                                       | 1,100.00                                                                       |
| Legal and Professional Fees    | 1,246.42                                                                       | 1,700.00                                                                       |
| Lien Release                   | 240.00                                                                         | 160.00                                                                         |
| Liens Filed                    | 120.00                                                                         | 120.00                                                                         |
| Management Fees                | 6,000.00                                                                       | 6,000.00                                                                       |
| Office Supplies                | 741.34                                                                         | 1,000.00                                                                       |
| Postage and Delivery           | 210.00                                                                         | 2,500.00                                                                       |
| Printing and Reproduction      | 81.14                                                                          | 100.00                                                                         |
| Property Taxes                 | 103.12                                                                         | 150.00                                                                         |
| Quickbooks Online              | 2,274.98                                                                       | 2,274.98                                                                       |
| QuickBooks Payments Fees       | 14.36                                                                          | 300.00                                                                         |
| Reconciliation Discrepancies   | 218.12                                                                         | 0.00                                                                           |
| Rent                           | 1,212.00                                                                       | 1,500.00                                                                       |
| Repairs and Maintenance        | 12,068.45                                                                      | 15,000.00                                                                      |
| Spring Clean-Up                | 3,150.00                                                                       | 3,500.00                                                                       |
| Taxes                          | 2,667.00                                                                       | 3,000.00                                                                       |
| Utilities                      | 5,858.65                                                                       | 6,000.00                                                                       |
| <b>Total for Expenses</b>      | <b>43,472.26</b>                                                               | <b>50,956.93</b>                                                               |
| <b>Net Operating Income</b>    | <b>6,240.70</b>                                                                | <b>-956.93</b>                                                                 |
| <b>Other Income</b>            |                                                                                |                                                                                |
| Customer Interest and Fees     | 1,505.75                                                                       | 1,000.00                                                                       |
| Interest Earned Mountain Amer. | 10,005.40                                                                      | 14,000.00                                                                      |
| <b>Total for Other Income</b>  | <b>11,511.15</b>                                                               | <b>15,000.00</b>                                                               |
| <b>Other Expenses</b>          |                                                                                |                                                                                |
| <b>Net Other Income</b>        | <b>11,511.15</b>                                                               | <b>15,000.00</b>                                                               |
| <b>Net Income</b>              | <b>17,751.85</b>                                                               | <b>14,043.07</b>                                                               |