

Balance Sheet (Accrual)
P.O. Box 6006 - (BMSA)
Sep 2009

Page 1
10/16/2009
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Prepared For:
Battlement Mesa Service Assoc.
P.O. Box 6006
Battlement Mesa, CO 81636

Prepared By:
Battlement Mesa Company
P.O. Box 6000
Battlement Mesa, CO 81636

ASSETS

OPERATING FUND

CD	100,000.00
Operating - Checking	202,030.81
Architectural Escrow Account	34,473.99
Operating - Investment	51,328.08
Book to Market Adj EJ-MM	157.16
Wildfire Restoration Project	13,217.03
Petty Cash	50.00
Accounts Receivable	91,510.76
Land	100.00
A/R from Tamarisk Village	1,750.22

TOTAL ASSETS

494,618.05

LIABILITIES

OPERATING FUND

Accounts Payable	48,060.85
Architectural Inspector	-600.00
Architectural Escrow Acc.	29,912.00
Wildfire Restoration Project	5,614.93
Pre-Paid Street Sweeping	30,970.38
Pre-Paid Assessments	53,142.23
Income Tax Payable	-429.00

TOTAL LIABILITIES

166,671.39

OWNERS EQUITY

OPERATING FUND

Fund Balance	195,771.97
Retained Earnings	132,174.69

TOTAL OWNERS EQUITY

327,946.66

LIABILITIES + OWNERS EQUITY

494,618.05

Budget Comparison (Accrual)
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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
INCOME									
OPERATING FUND									
Fines	3,025.00	0.00	3,025.00	0	39,485.00	0.00	39,485.00	0	0.00
Late Fees	742.40	0.00	742.40	0	8,530.49	0.00	8,530.49	0	0.00
Common Assessment	560.56	0.00	560.56	0	220,575.91	201,703.42	18,872.49	9.36	276,306.05
Developer Common Assessment	0.00	0.00	0.00	0	248,111.50	248,111.50	0.00	0.00	354,445.00
Tam VII Front Lawn Assess.	0.00	0.00	0.00	0	23,782.19	24,642.00	-859.81	-3.49	33,300.00
Trash Assessment	-49.31	0.00	-49.31	0	82,078.47	72,797.50	9,280.97	12.75	109,196.24
Interest Operating Fund	7.67	0.00	7.67	0	852.07	0.00	852.07	0	0.00
Book to Market Adj EJ-MM	-39.40	0.00	-39.40	0	-395.79	0.00	-395.79	0	0.00
Comcast Franchise Fee	0.00	0.00	0.00	0	12,361.82	15,000.00	-2,638.18	-17.59	22,500.00
TOTAL INCOME-OPERATING FUND	<u>4,246.92</u>	<u>0.00</u>	<u>4,246.92</u>	<u>0</u>	<u>635,381.66</u>	<u>562,254.42</u>	<u>73,127.24</u>	<u>13.01</u>	<u>795,747.29</u>
EXPENSES									
OPERATING FUND									
Management & Accounting	4,666.00	4,666.67	0.67	0.01	28,041.00	28,000.02	-40.98	-0.15	42,000.03
Management & Acc. Tam. VII	455.00	455.00	0.00	0.00	2,730.00	2,730.00	0.00	0.00	4,095.00
Common Area Insurance	0.00	0.00	0.00	0	0.00	9,072.00	9,072.00	100.00	9,072.00
Workman's Comp. Insurance	0.00	0.00	0.00	0	0.00	372.78	372.78	100.00	372.78
Directors & Officers Insurance	0.00	0.00	0.00	0	0.00	1,386.00	1,386.00	100.00	1,386.00
Legal Services	315.00	625.00	310.00	49.60	2,256.20	3,750.00	1,493.80	39.83	5,625.00
Audit & Tax Preparation	0.00	0.00	0.00	0	0.00	8,000.00	8,000.00	100.00	8,000.00
Landscape Maintenance	4,020.00	29,357.14	25,337.14	86.31	146,841.71	176,142.88	29,301.17	16.63	205,500.02
Sprinkler System Maint.	347.26	2,042.86	1,695.60	83.00	9,203.47	12,257.14	3,053.67	24.91	14,700.00
Irrigation Water	26,191.69	20,230.00	-5,961.69	-29.47	106,402.93	91,970.00	-14,432.93	-15.69	110,700.00
Irrigation Water - Tam VII	4,814.64	2,200.00	-2,614.64	-118.8	25,556.24	21,000.00	-4,556.24	-21.70	21,000.00
Sprinkler Maintenance Tam VII	117.59	1,000.00	882.41	88.24	4,702.56	6,805.00	2,102.44	30.90	8,205.00
Trash Removal	12,126.93	12,132.91	5.98	0.05	72,715.47	72,797.46	81.99	0.11	109,196.24
Recycle Dumpster	782.34	975.00	192.66	19.76	8,103.04	5,850.00	-2,253.04	-38.51	8,775.00
Trash Removal Dumpster	118.31	125.00	6.69	5.35	692.79	750.00	57.21	7.63	1,125.00
Street Sweeping	0.00	0.00	0.00	0	14,000.00	15,000.00	1,000.00	6.67	15,000.00
Vacant Lot Mowing	0.00	0.00	0.00	0	315.00	0.00	-315.00	0	0.00
Street Litter Pickup	933.33	933.33	0.00	0.00	5,599.98	5,599.98	0.00	0.00	8,399.97
Bike Path Maintenance	350.00	400.00	50.00	12.50	4,141.90	2,400.00	-1,741.90	-72.58	5,300.00
Bench Maintenance	0.00	300.00	300.00	100.00	4,123.25	5,200.00	1,076.75	20.71	5,680.00
Security Services	900.00	900.00	0.00	0.00	5,450.00	5,400.00	-50.00	-0.93	8,100.00
Fence Maintenance	320.56	375.00	54.44	14.52	1,276.63	2,250.00	973.37	43.26	2,625.00
Street Light Maintenance	43.12	700.00	656.88	93.84	15,623.24	14,100.00	-1,523.24	-10.80	18,700.00
Street Light Electricity	4,462.01	5,488.91	1,026.90	18.71	26,507.34	32,933.46	6,426.12	19.51	49,400.24
Sign Maintenance	323.54	500.00	176.46	35.29	2,592.21	5,000.00	2,407.79	48.16	5,000.00
Copy/Postage/Office Supplies	786.30	450.00	-336.30	-74.73	2,807.89	3,150.00	342.11	10.86	4,550.00
Meeting Expense	1,171.76	875.00	-296.76	-33.92	4,340.74	3,625.00	-715.74	-19.74	5,600.00
Telephone	65.24	66.67	1.43	2.14	390.03	400.02	9.99	2.50	600.03
Membership Fees	0.00	200.00	200.00	100.00	679.00	975.00	296.00	30.36	1,200.00
Bank Charges	0.00	0.00	0.00	0	40.00	160.00	120.00	75.00	320.00
Covenant Protection Person	1,000.00	1,000.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	9,000.00
Committee's	1,604.50	0.00	-1,604.50	0	1,604.50	750.00	-854.50	-113.9	1,500.00
Flags	0.00	0.00	0.00	0	469.85	1,000.00	530.15	53.02	1,000.00
Income Taxes	0.00	0.00	0.00	0	0.00	2,500.00	2,500.00	100.00	5,000.00
Transfer to Reserve Fund	0.00	0.00	0.00	0	0.00	0.00	0.00	0	82,500.00
Operating Contingency	0.00	0.00	0.00	0	0.00	3,260.00	3,260.00	100.00	3,260.00
TOTAL EXPENSE - OPERATING FU	<u>65,915.12</u>	<u>85,998.49</u>	<u>20,083.37</u>	<u>23.35</u>	<u>503,206.97</u>	<u>550,586.74</u>	<u>47,379.77</u>	<u>8.61</u>	<u>782,487.31</u>

Budget Comparison (Accrual)
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Sep 2009

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
NET INCOME OPERATING FUND	<u>-61,668.20</u>	<u>-85,998.49</u>	<u>24,330.29</u>	<u>-28.29</u>	<u>132,174.69</u>	<u>11,667.68</u>	<u>120,507.01</u>	<u>1,032.</u>	<u>13,259.98</u>

Income Statement (Accrual)
P.O. BOX 6006 - (BMSA-RES)
Sep 2009

Prepared For:
BMSA Board of Directors
P.O. Box 6006
Battlement Mesa, CO 81636

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
RESERVE FUND				
Book to Market Adjustment	-38.01	-20.06	-905.42	-16.94
Interest Reserve Fund	227.52	120.06	6,251.27	116.94
TOTAL INCOME - RESERVE FUND	<u>189.51</u>	<u>100.00</u>	<u>5,345.85</u>	<u>100.00</u>
EXPENSE				
RESERVE FUND				
Hiking Path	0.00	0.00	7,196.90	134.63
Landscape Beautification	0.00	0.00	23,737.00	444.03
TOTAL EXPENSE-RESERVE FUND	<u>0.00</u>	<u>0.00</u>	<u>30,933.90</u>	<u>578.65</u>
NET INCOME RESERVE FUND	<u>189.51</u>	<u>100.00</u>	<u>-25,588.05</u>	<u>-478.65</u>

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ASSETS
RESERVE FUND

Inventory Street Light Poles	20,000.00
Money Market	185,879.98
CD'S	475,000.00
Mo to Market Adjustment EJ- MM	620.36

TOTAL ASSETS IN RESERVES 681,500.34

LIABILITIES

OWNERS EQUITY
RESERVE FUND

Retained Earnings	-25,588.05
Bike Path Fund	286,517.39
Street Light Fund	-10,989.62
Fencing Fund	324,515.15
Landscape Fund	48,511.97
General Reserve	58,533.50

TOTAL OWNERS EQUITY - RESERVES 681,500.34

LIABILITIES + OWNERS EQUITY 681,500.34