

Balance Sheet (Accrual)
P.O. Box 6006 - (BMSA)
Oct 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	187,846.07
Architectural Escrow Account	38,389.94
Operating - Investment	51,328.41
Book to Market Adj EJ-MM	88.51
Wildfire Restoration Project	13,217.59
Petty Cash	50.00
Accounts Receivable	89,586.49
Land	100.00
A/R from Tamarisk Village	1,750.22
TOTAL ASSETS	<u>482,357.23</u>

LIABILITIES

OPERATING FUND

Accounts Payable	56,653.37
Architectural Inspector	-120.00
Architectural Escrow Acc.	33,825.00
Wildfire Restoration Project	5,614.93
Pre-Paid Street Sweeping	30,970.38
Pre-Paid Assessments	6,768.11
Income Tax Payable	-429.00
TOTAL LIABILITIES	<u>133,282.79</u>

OWNERS EQUITY

OPERATING FUND

Fund Balance	195,771.97
Retained Earnings	153,302.47
TOTAL OWNERS EQUITY	<u>349,074.44</u>
LIABILITIES + OWNERS EQUITY	<u>482,357.23</u>

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
OPERATING FUND									
Fines	-140.00	0.00	-140.00	0	39,345.00	0.00	39,345.00	0	0.00
Late Fees	0.00	0.00	0.00	0	8,492.10	0.00	8,492.10	0	0.00
Common Assessment	58,118.68	74,602.63	-16,483.95	-22.10	280,134.89	276,306.05	3,828.84	1.39	276,306.05
Developer Common Assessment	106,611.32	106,333.50	277.82	0.26	354,722.82	354,445.00	277.82	0.08	354,445.00
Tam Vil Front Lawn Assess.	8,784.00	8,658.00	126.00	1.46	32,566.19	33,300.00	-733.81	-2.20	33,300.00
Trash Assessment	28,813.75	36,398.74	-7,584.99	-20.84	110,892.22	109,196.24	1,695.98	1.55	109,196.24
Interest Operating Fund	6.52	0.00	6.52	0	858.59	0.00	858.59	0	0.00
Book to Market Adj EJ-MM	-68.65	0.00	-68.65	0	-464.44	0.00	-464.44	0	0.00
Comcast Franchise Fee	5,058.85	7,500.00	-2,441.15	-32.55	17,420.67	22,500.00	-5,079.33	-22.57	22,500.00
TOTAL INCOME-OPERATING FUND	207,184.47	233,492.87	-26,308.40	-11.27	843,968.04	795,747.29	48,220.75	6.06	795,747.29

EXPENSES
OPERATING FUND

Management & Accounting	4,666.00	4,666.67	0.67	0.01	32,707.00	32,666.69	-40.31	-0.12	42,000.03
Management & Acc. Tam. Vil	455.00	455.00	0.00	0.00	3,185.00	3,185.00	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	530.00	625.00	95.00	15.20	9,970.06	4,375.00	-5,595.06	-127.8	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	51,179.54	29,357.14	-21,822.40	-74.33	198,021.25	205,500.02	7,478.77	3.64	205,500.02
Sprinkler System Maint.	2,694.80	2,042.86	-651.94	-31.91	11,898.27	14,300.00	2,401.73	16.80	14,700.00
Irrigation Water	13,152.77	15,230.00	2,077.23	13.64	119,555.70	107,200.00	-12,355.70	-11.53	110,700.00
Irrigation Water - Tam Vil	-5,844.29	0.00	5,844.29	0	19,711.95	21,000.00	1,288.05	6.13	21,000.00
Sprinkler Maintenance Tam Vil	1,769.99	1,000.00	-769.99	-77.00	6,472.55	7,805.00	1,332.45	17.07	8,205.00
Trash Removal	12,126.93	12,132.96	6.03	0.05	84,842.40	84,930.42	88.02	0.10	109,196.24
Recycle Dumpster	1,529.21	975.00	-554.21	-56.84	9,632.25	6,825.00	-2,807.25	-41.13	8,775.00
Trash Removal Dumpster	117.94	125.00	7.06	5.65	810.73	875.00	64.27	7.35	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	6,533.31	6,533.31	0.00	0.00	8,399.97
Bike Path Maintenance	260.00	400.00	140.00	35.00	4,401.90	2,800.00	-1,601.90	-57.21	5,300.00
Bench Maintenance	0.00	200.00	200.00	100.00	4,123.25	5,400.00	1,276.75	23.64	5,680.00
Security Services	900.00	900.00	0.00	0.00	6,350.00	6,300.00	-50.00	-0.79	8,100.00
Fence Maintenance	0.00	375.00	375.00	100.00	1,276.63	2,625.00	1,348.37	51.37	2,625.00
Street Light Maintenance	2,930.95	4,000.00	1,069.05	26.73	19,209.35	18,100.00	-1,109.35	-6.13	18,700.00
Street Light Electricity	4,510.08	5,488.91	978.83	17.83	31,017.42	38,422.37	7,404.95	19.27	49,400.24
Sign Maintenance	225.00	0.00	-225.00	0	2,817.21	5,000.00	2,182.79	43.66	5,000.00
Copy/Postage/Office Supplies	382.17	400.00	17.83	4.46	3,190.06	3,550.00	359.94	10.14	4,550.00
Meeting Expense	1,035.85	875.00	-160.85	-18.38	5,376.59	4,500.00	-876.59	-19.48	5,600.00
Telephone	64.48	66.67	2.19	3.28	454.51	466.69	12.18	2.61	600.03
Membership Fees	150.00	225.00	75.00	33.33	829.00	1,200.00	371.00	30.92	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	7,000.00	7,000.00	0.00	0.00	9,000.00
Committee's	64.77	0.00	-64.77	0	1,669.27	750.00	-919.27	-122.5	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	82,500.00	82,500.00	0.00	0.00	82,500.00	82,500.00	0.00	0.00	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
Write Off - Bad Debt	2,285.06	0.00	-2,285.06	0	2,285.06	0.00	-2,285.06	0	0.00

Budget Comparison (Accrual)
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Oct 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>
TOTAL EXPENSE - OPERATING FU	<u>179,619.58</u>	<u>163,973.54</u>	<u>-15,646.04</u>	<u>-9.54</u>	<u>690,665.57</u>	<u>714,560.28</u>	<u>23,894.71</u>	<u>3.34</u>	<u>782,487.31</u>
NET INCOME OPERATING FUND	<u>27,564.89</u>	<u>69,519.33</u>	<u>-41,954.44</u>	<u>-60.35</u>	<u>153,302.47</u>	<u>81,187.01</u>	<u>72,115.46</u>	<u>88.83</u>	<u>13,259.98</u>

Income Statement (Accrual)
P.O. BOX 6006 - (BMSA-RES)
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	Month to Date	%	Year to Date	%
INCOME				
RESERVE FUND				
Assessment From Operating Fund	82,500.00	100.00	82,500.00	93.91
Book to Market Adjustment	0.00	0.00	-905.42	-1.03
Interest Reserve Fund	0.00	0.00	6,251.27	7.12
TOTAL INCOME - RESERVE FUND	82,500.00	100.00	87,845.85	100.00
EXPENSE				
RESERVE FUND				
Hiking Path	0.00	0.00	7,196.90	8.19
Landscape Beautification	0.00	0.00	23,737.00	27.02
TOTAL EXPENSE-RESERVE FUND	0.00	0.00	30,933.90	35.21
NET INCOME RESERVE FUND	82,500.00	100.00	56,911.95	64.79

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ASSETS
RESERVE FUND

Inventory Street Light Poles	20,000.00
Money Market	268,379.98
CD'S	475,000.00
Mo to Market Adjustment EJ- MM	620.36
TOTAL ASSETS IN RESERVES	<u><u>764,000.34</u></u>

LIABILITIES

OWNERS EQUITY
RESERVE FUND

Retained Earnings	56,911.95
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	<u><u>764,000.34</u></u>

LIABILITIES + OWNERS EQUITY	<u><u>764,000.34</u></u>
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