



**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**September 18, 2018**  
**AGENDA**

9:00 AM

**OWNERS OPEN FORUM**

9:15 AM

**CALL TO ORDER**

**DISCLOSURE OF CONFLICTS**

**KIRBY WYNN- GARFIELD COUNTY OIL & GAS LIAISON**

**APPROVAL OF MINUTES**

- July 17, 2018
- August 21, 2018 Regular Meeting Minutes

**APPROVAL OF FINANCIAL REPORTS**

- July 2018 Financial Report
- August 2018 Financial Report

**COMMITTEE REPORTS**

- Finance Committee
- Architectural Committee
- Covenant Control Report
- Oil & Gas Committee
- Parks, Open Space & Trails Committee
- Associated Governments of Northwest Colorado
- Energy Advisory Board

**MANAGER REPORT**

- August 21, 2018
- September 18, 2018

**DECLARANT REPORT**

**NEW BUSINESS –**

- Grand River Hospital District-Donation Request for Grand Wine Affair
- 2017 Preliminary Audit Report

**UNRESOLVED/WORKING ITEMS**

**OLD BUSINESS**

**OTHER BUSINESS**

11:00 AM

**ADJOURN**

**HEARINGS- 17 Mineral Springs**

*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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**BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JULY 17, 2018**

**APPROVED**

9/18/18

**Present:** Laurel Koning President, Battlement Creek Village  
Bob Arrington Vice President, Willow Creek Village  
John Shepherd Sec/Treasurer, Canyon View Village  
Brad Gates Director, Fairways  
Eric Schmela Declarant, Battlement Mesa Partners  
John Constine Director, Mesa Ridge Townhomes  
Bernita Grove Director, Monument Creek Village  
Bert Hyman Director, Princeton Management Properties  
Robert Gross Director, RHP Properties  
Joel Toomey Director, Stone Ridge Village  
Brad Hoy Director, Valley View Village

**Absent Board Members:** Al Reuter Director, First Eagle's Point  
John Keller Director, The Reserve  
Dianna Arnett Director, Tamarisk Meadows  
Amy Provstgaard Director, Tamarisk Village

**Also Present:** Steve Rippy Association Manager  
Brenda Locker Association Accounting Manager

**Community Members Present:** Keith Sheppelman

**OWNERS OPEN FORUM**

None

**CALL TO ORDER**

Director Koning called the meeting to order at 9:03 am.

**DISCLOSURE OF CONFLICT**

Director Hoy owns a company that is under contract with BMSA to provide weed management services.

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON**

Mr. Wynn reported he has had a few complaints regarding odor issues around the BMC D pad, but those complaints have decreased in July since URSA started cleaning water storage tanks on a regular basis.

**JUNE 19, 2018 MEETING MINUTES**

A motion was made by Director Arrington and seconded by Director Shepherd to approve the June 19, 2018 regular meeting minutes as presented. The motion carried unanimously.

**FINANCIAL REPORTS**

A motion was made by Director Constine and seconded by Director Grove to approve the June 2018 financial statements; subject to audit. The motion carried unanimously.

**COMMITTEE REPORTS**

**Finance Committee**-See attached written report.

**Architectural Committee**-See attached written report.

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**Covenant Control Committee**-See attached written reports.

**Oil & Gas Committee**-No written report.

Chuck Hall, chairman for the Oil & Gas Committee, reported the Caurus took over assets from Encana and are planning to drill 150 to 160 wells, mostly in the Parachute Creek area. URSA is estimating that they will complete fracking at the BMC D pad by October 2018. URSA is still waiting on a decision for the COGCC regarding their application for BMC A pad.

**Parks, Open Space & Trails Committee**-No written report.

**Associated Governments of Northwest Colorado**-See attached reports.

**Energy Advisory Board**-No written report.

#### **MANAGER REPORT**

See attached written report.

#### **DEVELOPER REPORT**

Declarant Schmela reported Moo's restaurant opened the weekend of July 4<sup>th</sup>.

Declarant Schmela reported that the walls around BMC B pad are in the process of being removed.

Declarant Schmela reported that the Town Plaza and Saddleback Village Convenience Center are in the process of being painted.

Declarant Schmela reported that the new Hangout Bar & Grill will be opening in the Town Plaza once they receive their liquor license.

#### **NEW BUSINESS**

Director Hyman reported that Willow Ridge Apartments are all full and four buildings are Willow Park are also full. They will continue remodeling Willow Park with hope to have seven more buildings opened by the end of the year.

Director Gross reported that RHP Properties will be bringing in 16 new homes into Saddleback Village.

#### **OTHER BUSINESS**

Director Koning reported that Movies Under the Stars will be showing the movie Peter Rabbit this Friday night.

Director Schmela reported that National Night Out is scheduled for Tuesday, August 7, 2018 and will be held at the Town Plaza.

#### **UNRESOLVED/WORKING ITEMS**

Director Koning reviewed the unresolved/working items report.

#### **ADJOURNMENT**

The meeting adjourned at 10:07 am.



**BATTLEMENT MESA**  
**Service Association**

BATTLEMENT MESA SERVICE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
August 21, 2018

**APPROVED**  
9/18/18

**Present:**

Bob Arrington	Vice President, Willow Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
John Keller	Director, The Reserve
Al Reuter	Director, Eagle's Point
Brad Gates	Director, Fairways
John Constine	Director, Mesa Ridge Townhomes
Bert Hyman	Director, Princeton Management Properties
Joel Toomey	Director, Stone Ridge Village
Amy Provstgaard	Director, Tamarisk Village

**Absent Board Members:**

Laurel Koning	President, Battlement Creek Village
Eric Schmela	Declarant, Battlement Mesa Partners
Brad Hoy	Director, Valley View Village
Dianna Arnett	Director, Tamarisk Meadows
Robert Gross	Director, RHP Properties

**Also Present:**

Steve Rippy	Association Manager
Sherry Loschke	Administrative Assistant

**Community Members Present:** Art Litschewski, Ron Olsen, Chuck Hall and Keith Lammey

**OWNERS OPEN FORUM**

Was discussion about an ongoing disruption in Canyon View Village. Art Litschewski and Ron Olsen explained what was happening in their Village and it was the Boards' consensus that each time an incident happens the neighbors need to call the police and report the incident to the Battlement Service Association office, instead choosing to not report them.

Chuck Hall wanted to mention how nice Turkey Trail Park is looking.

**CALL TO ORDER**

Director Arrington called the meeting to order at 9:30 am. There were not enough members for a quorum so the members that were in attendance reviewed the information that was brought to the meeting. No motions were made or votes were taken.

**DISCLOSURE OF CONFLICT-** None

**KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON-** None

**JUNE 19, 2018 MEETING MINUTES-** No action taken.

**FINANCIAL REPORTS-** No action taken.

**COMMITTEE REPORTS**

**Finance Committee-** See attached written report.

**Architectural Committee-** See attached written report.

Page 1 of 2

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**Covenant Control Committee**-See attached written reports.

**Oil & Gas Committee**-No written report.

Chuck Hall, Chairman for the Oil & Gas Committee, reported that the D pad of URSA's Phase 1 is in its final stages and should be done in September or October. The A Pad of URSA's Phase 2 is waiting for approval from the COGCC. Garfield County Commissioners have approved it and it does include the injection well. The F Pad and L pad have been approved for Phase 2. The Cap Stone Rig had been released.

**Parks, Open Space & Trails Committee**-No written report.

**Associated Governments of Northwest Colorado**-See attached reports.

**Energy Advisory Board**-No written report.

**MANAGER REPORT**-See attached written report.

**DEVELOPER REPORT**- None

**NEW BUSINESS**- None

**OTHER BUSINESS**- It was reported that Bernita Grove submitted her resignation because she is moving. A new election will need to take place.

Director Gates requested that the Board think about how the Battlement Service Association could assist residents when they need a tree removed but cannot afford it. In Regards to what type of program can be developed.

Director Shepherd announced that the Grand River Health West Clinic will be adding two (2) new doctors. The construction should be completed in 2020 on the new nursing home; the hospital addition will begin in 2019. Grand River Hospital District will be getting a new billing system and the revision will take place in 2019.

Director Arrington reported that Valley View hospital expanded their Cardiology Department.

#### **UNRESOLVED/WORKING ITEMS**

#### **ADJOURNMENT**

The meeting adjourned at 10:15 am.

BATTLEMENT MESA SERVICE ASSOC  
 BALANCE SHEET  
 JULY 31, 2018  
 BMSA OPERATING FUND

**APPROVED**

9/18/18

<u>ASSETS</u>			
1-1010	ALPINE BANK -- CHECKING	181,135.90	
1-1060	ALPINE - ARCHITECTURAL ESCROW	18,552.70	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	94,999.56	
1-1151	ACCOUNTS RECEIVABLE	2,210.05	
1-1155	A/R -- TAMARISK VILLAGE	5,386.55	
1-1156	TAMARISK VILLAGE OVER/UNDER	( 10,360.40)	
1-1165	ACCOUNTS RECEIVABLE - NSF	961.89	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS	8,565.31	
1-1170	A/R INCOME TAX	28.00	
1-1550	LAND	100.00	
	TOTAL ASSETS		301,629.56
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
1-2059	ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060	CONSTRUCTION DEPOSITS	19,000.00	
1-2220	PREPAID ASSESSMENTS	63,587.49	
	TOTAL LIABILITIES		108,001.44
<u>OWNER EQUITY</u>			
1-2800	ACCUMULATED EQUITY (DEFICIT)	25,693.10	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	167,935.02	
	BALANCE - CURRENT DATE	167,935.02	
	TOTAL OWNER EQUITY		193,628.12
	TOTAL LIABILITIES AND EQUITY		301,629.56

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
JULY 31, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	25,131.62	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	148.39	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
	TOTAL ASSETS		<u>599,908.78</u>

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	30,138.28	
	TOTAL LIABILITIES		30,138.28

OWNER EQUITY

2-2800	ACCUMULATED EQUITY (DEFICIT)	( 244,231.80)	
2-2850	GENERAL RESERVE - REPLACEMENT	451,021.00	
2-2860	GENERAL RESERVE - CAPITAL	422,952.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	( 59,971.53)	
	BALANCE - CURRENT DATE	( 59,971.53)	
	TOTAL OWNER EQUITY		569,770.50
	TOTAL LIABILITIES AND EQUITY		<u>599,908.78</u>

BATTLEMENT MESA SERVICE ASSOC

BALANCE SHEET

JULY 31, 2018

FUND 3

ASSETS

3-1070 ALPINE BMNIO

124,920.85

TOTAL ASSETS

124,920.85

LIABILITIES AND EQUITY

OWNER EQUITY

UNAPPROPRIATED FUND BALANCE:  
REVENUE/EXPENDITURE - YTD

124,920.85

BALANCE - CURRENT DATE

124,920.85

TOTAL OWNER EQUITY

124,920.85

TOTAL LIABILITIES AND EQUITY

124,920.85



BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING REVENUE</b>							
1-31-3100 COMMON ASSESSMENT	93,718.42	55,623.00	442,359.09	389,361.00	( 52,998.09)	( 13.6)	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	8,547.00	.00	8,547.00	.00	( 8,547.00)	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	9,679.25	9,750.00	29,750.76	29,250.00	( 500.76)	( 1.7)	39,000.00
1-31-3130 TRASH ASSESSMENT	36,858.22	37,000.00	113,412.13	111,000.00	( 2,412.13)	( 2.2)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	2,195.71	2,400.00	17,895.41	16,400.00	( 1,495.41)	( 9.1)	28,000.00
1-31-3520 LATE FEES	718.14	750.00	5,571.21	5,250.00	( 321.21)	( 6.1)	9,000.00
1-31-6500 INTEREST	2.93	2.00	18.81	11.00	( 7.81)	( 71.0)	20.00
1-31-6550 COMCAST FRANCHISE FEE	1,890.88	.00	5,796.00	4,500.00	( 1,296.00)	( 28.8)	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	920.00	200.00	4,546.84	1,200.00	( 3,346.84)	( 278.9)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>154,530.55</b>	<b>105,725.00</b>	<b>627,897.25</b>	<b>556,972.00</b>	<b>( 70,925.25)</b>	<b>( 12.7)</b>	<b>902,500.00</b>
<b>TOTAL FUND REVENUE</b>	<b>154,530.55</b>	<b>105,725.00</b>	<b>627,897.25</b>	<b>556,972.00</b>	<b>( 70,925.25)</b>	<b>( 12.7)</b>	<b>902,500.00</b>

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING EXPENDITURES</b>								
1-50-4040	.00	.00	.00	.00	.00	.00	.0	11,600.00
1-50-4050	8,583.00	8,583.00	51,498.00	60,081.00	8,583.00	8,583.00	14.3	103,000.00
1-50-4060	583.00	583.00	3,498.00	4,081.00	583.00	583.00	14.3	7,000.00
1-50-4070	1,665.00	1,665.00	9,990.00	11,665.00	1,665.00	1,665.00	14.3	20,000.00
1-50-4075	60.00	10.00	600.00	60.00	( 60.00)	( 900.00)	900.0	100.00
1-50-4090	.00	625.00	5,674.14	4,375.00	( 1,299.14)	( 29.7)	7,500.00	7,500.00
1-50-4100	400.00	500.00	2,944.95	3,500.00	555.05	15.9	6,000.00	6,000.00
1-50-4110	1,196.50	592.00	3,570.75	4,144.00	573.25	13.8	7,100.00	7,100.00
1-50-4280	.00	.00	.00	.00	.00	.0	.0	12,200.00
1-50-4281	.00	.00	.00	.00	.00	.0	.0	2,200.00
1-50-4300	245.00	2,300.00	9,779.28	16,000.00	6,220.72	38.9	27,500.00	27,500.00
1-50-4350	.00	.00	1,250.00	1,300.00	50.00	3.9	1,300.00	1,300.00
1-50-4360	90.12	500.00	1,695.93	2,950.00	1,254.07	42.5	5,000.00	5,000.00
1-50-4410	.00	300.00	893.50	1,600.00	706.50	44.2	2,600.00	2,600.00
1-50-4420	.00	83.00	384.18	583.00	198.82	34.1	1,000.00	1,000.00
1-50-4450	599.36	750.00	3,111.66	5,250.00	2,138.34	40.7	9,000.00	9,000.00
1-50-4510	.00	.00	1,264.71	.00	( 1,264.71)	.0	.0	.00
1-50-4600	54,442.86	27,230.00	108,885.72	108,920.00	34.28	.0	190,600.00	190,600.00
1-50-4601	1,282.56	650.00	2,565.12	2,575.00	9.88	.4	4,500.00	4,500.00
1-50-4604	.00	250.00	.00	250.00	250.00	100.0	500.00	500.00
1-50-4605	9,305.00	3,600.00	15,852.00	14,300.00	( 1,552.00)	( 10.9)	25,000.00	25,000.00
1-50-4606	1,200.00	1,400.00	5,200.00	4,200.00	( 1,000.00)	( 23.8)	7,000.00	7,000.00
1-50-4607	3,210.00	.00	3,210.00	.00	( 3,210.00)	.0	.00	.00
1-50-4608	.00	.00	5,356.00	5,150.00	( 206.00)	( 4.0)	15,500.00	15,500.00
1-50-4610	1,021.38	2,000.00	2,473.83	4,650.00	2,176.17	46.8	11,000.00	11,000.00
1-50-4620	4,365.75	800.00	5,281.71	2,500.00	( 2,781.71)	( 111.3)	5,000.00	5,000.00
1-50-4630	92.76	700.00	407.76	2,550.00	2,142.24	84.0	4,500.00	4,500.00
1-50-4640	.00	200.00	135.00	800.00	665.00	83.1	1,000.00	1,000.00
1-50-4650	1,833.60	625.00	2,924.74	4,375.00	1,450.26	33.2	7,500.00	7,500.00
1-50-4660	1,707.05	1,200.00	3,032.05	8,200.00	5,167.95	63.0	14,000.00	14,000.00
1-50-4665	44.95	900.00	2,461.90	5,900.00	3,438.10	58.3	10,000.00	10,000.00
1-50-4670	100.52	500.00	1,185.25	3,000.00	1,814.75	60.5	5,000.00	5,000.00
1-50-4680	1,518.14	2,000.00	3,189.56	7,900.00	4,710.44	59.6	11,000.00	11,000.00
1-50-4700	29,382.62	21,800.00	45,967.00	65,600.00	19,633.00	29.9	110,000.00	110,000.00
1-50-4710	6,725.76	4,000.00	8,889.28	11,000.00	2,110.72	19.2	19,000.00	19,000.00
1-50-4720	25,152.00	11,900.00	88,032.00	82,900.00	( 5,132.00)	( 6.2)	142,000.00	142,000.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4730 RECYCLE DUMPSTER	3,600.00	1,900.00	13,100.00	12,900.00	( 200.00)	( 1.6)	22,000.00	
1-50-4740 TRASH DUMPSTER	261.84	250.00	2,168.38	1,750.00	( 418.38)	( 23.9)	3,000.00	
1-50-4750 STREET LIGHT ELECTRICITY	2,255.39	3,000.00	13,513.77	17,000.00	3,486.23	20.5	28,000.00	
1-50-4760 TELEPHONE	92.79	100.00	550.56	650.00	99.44	15.3	1,100.00	
1-50-4810 STREET SWEEPING	6,000.00	.00	15,000.00	15,000.00	.00	.0	15,000.00	
1-50-4835 TRAILS SNOW REMOVAL	.00	.00	2,400.00	2,500.00	100.00	4.0	5,000.00	
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	7,405.00	7,290.00	( 115.00)	( 1.6)	12,500.00	
1-50-4845 TRAILS LITTER PICKUP	515.98	400.00	1,870.50	2,400.00	529.50	22.1	4,000.00	
1-50-7400 INCOME TAX	1,250.00	.00	2,750.00	800.00	( 1,950.00)	( 243.8)	1,600.00	
1-50-7500 BAD DEBTS - WRITE OFF	.00	400.00	.00	2,400.00	2,400.00	100.0	4,000.00	
1-50-9999 MISC OPERATING EXPENSE	.00	10.00	.00	60.00	60.00	100.0	100.00	
TOTAL OPERATING EXPENDITURES	169,822.93	103,346.00	459,962.23	513,099.00	53,136.77	10.4	902,500.00	
TOTAL FUND EXPENDITURES	169,822.93	103,346.00	459,962.23	513,099.00	53,136.77	10.4	902,500.00	
NET REVENUE OVER EXPENDITURES	( 15,292.38)	2,379.00	167,935.02	43,873.00	( 124,062.02)	( 282.8)	.00	

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND REVENUE</u>							
2-33-3100 COMMUNITY RESERVE ASSESSMEN	13,135.00	.00	26,270.00	26,270.00	.00	.0	52,540.00
2-33-3520 INTEREST	1,164.37	300.00	4,225.35	1,700.00	( 2,525.35)	( 148.6)	2,800.00
TOTAL RESERVE FUND REVENUE	14,299.37	300.00	30,495.35	27,970.00	( 2,525.35)	( 9.0)	55,340.00
<u>TOTAL FUND REVENUE</u>							
	14,299.37	300.00	30,495.35	27,970.00	( 2,525.35)	( 9.0)	55,340.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 7 MONTHS ENDING JULY 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND EXPENDITURES</u>							
2-83-4610	.00	8,600.00	.00	34,300.00	34,300.00	100.0	60,000.00
2-83-4640	.00	.00	34,166.00	30,000.00	( 4,166.00)	( 13.9)	30,000.00
2-83-4675	7,661.50	4,000.00	15,323.00	15,000.00	( 323.00)	( 2.2)	22,000.00
2-83-4950	.00	6,500.00	2,177.88	39,000.00	36,822.12	94.4	65,000.00
2-83-4960	.00	.00	38,800.00	.00	( 38,800.00)	.0	.00
TOTAL RESERVE FUND EXPENDITUR	7,661.50	19,100.00	90,466.88	118,300.00	27,833.12	23.5	177,000.00
TOTAL FUND EXPENDITURES	7,661.50	19,100.00	90,466.88	118,300.00	27,833.12	23.5	177,000.00
NET REVENUE OVER EXPENDITURES	6,637.87	( 18,800.00)	( 59,971.53)	( 90,330.00)	( 30,358.47)	( 33.6)	( 121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
07/18	07/03/2018	119	Keith Sheppelman	60.00	M
07/18	07/30/2018	1092	Fifthroom.com	7,661.50	M
07/18	07/02/2018	7835	Battlement Mesa Service Assoc	13,135.00	
07/18	07/02/2018	7836	Dependable Waste Services Inc	14,376.00	
07/18	07/02/2018	7837	HindmanSanchez, P.C.	245.00	
07/18	07/02/2018	7838	Holy Cross Energy	304.83	
07/18	07/02/2018	7839	Jessica Lynn Studios	598.25	
07/18	07/02/2018	7840	Kenneth G. Locker	1,165.00	
07/18	07/02/2018	7841	Lush Green Landscapes	33,471.43	
07/18	07/02/2018	7842	Town of Parachute	118.08	
07/18	07/02/2018	7843	UNCC	44.95	
07/18	07/02/2018	7844	Valley Lumber Company	335.16	
07/18	07/02/2018	7845	VistaWorks	400.00	
07/18	07/17/2018	7846	Battlement Mesa Metro District	48,503.42	
07/18	07/24/2018	7847	Brandon & Jessica Renck	.00	V
07/18	07/17/2018	7848	HD Supply Facilities Maintenance	390.98	
07/18	07/17/2018	7849	Holy Cross Energy	3,892.44	
07/18	07/17/2018	7850	Jessica Lynn Studios	598.25	
07/18	07/17/2018	7851	Lush Green Landscapes	6,351.28	
07/18	07/17/2018	7852	Michael & Jessica Stott	120.25	
07/18	07/17/2018	7853	Walker Electric, Inc.	1,707.05	
07/18	07/17/2018	7854	Waste Management - Carbondal	166.49	
07/18	07/31/2018	7855	B&B Landscape, LLC	1,200.00	
07/18	07/31/2018	7856	Battlement Mesa Metro District	6,000.00	
07/18	07/31/2018	7857	Brandon & Caroline Renck	120.25	
07/18	07/31/2018	7858	CenturyLink	92.79	
07/18	07/31/2018	7859	Dependable Waste Services Inc	14,376.00	
07/18	07/31/2018	7860	Derek Helliwell	120.25	
07/18	07/31/2018	7861	Holy Cross Energy	309.54	
07/18	07/31/2018	7862	Lush Green Landscapes	32,512.08	
07/18	07/31/2018	7863	Valley Lumber Company	1,168.44	
07/18	07/31/2018	7864	Waste Management - Carbondal	95.35	
Grand Totals:				189,640.06	

Operating Expenditures	2014		2015		2016		2017		2018		2018 / 08	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual	Actual
Telephone	\$ 944	\$ 975	\$ 1,028	\$ 1,161	\$ 1,100	\$ 646						
Income Taxes	\$ 500	\$ 1,477	\$ 1,600	\$ 1,440	\$ 1,600	\$ 2,750						
Bad Debts – Write Off	\$ 27,365	\$ 39,559	\$ 1,542	\$ 0	\$ 4,000	\$ 0						
Miscellaneous Expenses	\$ 0	\$ 2,861	\$ 0	\$ 188	\$ 100	\$ 0						
<b>Administrative Total</b>	<b>\$ 232,181</b>	<b>\$ 256,524</b>	<b>\$ 218,179</b>	<b>\$ 214,670</b>	<b>\$ 229,900</b>	<b>\$ 123,473</b>						
Landscape Maintenance	\$ 185,656	\$ 190,550	\$ 190,550	\$ 191,477	\$ 190,600	\$ 108,886						
Landscape Maintenance - Tamarisk Village	\$ 4,489	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,500	\$ 2,565						
Foreclosure Property Maintenance	\$ 1,083	\$ 405	\$ 195	\$ 915	\$ 500	\$ 0						
Right-of-Way/Open Space Maintenance	\$ 21,685	\$ 23,884	\$ 26,167	\$ 26,846	\$ 25,000	\$ 15,912						
Tree Trimming/Maintenance	\$ 8,550	\$ 5,655	\$ 7,400	\$ 7,000	\$ 7,000	\$ 8,485						
Weed Management	\$ 15,000	\$ 15,450	\$ 15,469	\$ 16,068	\$ 15,500	\$ 5,356						
Sprinkler System Maintenance	\$ 10,533	\$ 11,081	\$ 7,950	\$ 6,890	\$ 11,000	\$ 2,535						
Sprinkler Maintenance – Tamarisk Village	\$ 4,873	\$ 5,178	\$ 3,448	\$ 3,900	\$ 5,000	\$ 5,465						
Bench Maintenance	\$ 137	\$ 0	\$ 4,420	\$ 126	\$ 1,000	\$ 135						
Fence Maintenance	\$ 6,062	\$ 9,170	\$ 11,107	\$ 4,455	\$ 7,500	\$ 3,830						
Waterfall Maintenance	\$ 12,964	\$ 12,190	\$ 8,020	\$ 11,052	\$ 11,000	\$ 4,735						
Irrigation Water	\$ 99,054	\$ 112,293	\$ 130,904	\$ 137,409	\$ 110,000	\$ 76,598						
Irrigation Water - Tamarisk Village	\$ 17,819	\$ 15,194	\$ 18,836	\$ 24,171	\$ 19,000	\$ 15,712						
<b>Landscape Maintenance Total</b>	<b>\$ 387,905</b>	<b>\$ 405,539</b>	<b>\$ 428,955</b>	<b>\$ 434,968</b>	<b>\$ 407,600</b>	<b>\$ 250,214</b>						
Street Light Maintenance	\$ 21,277	\$ 14,816	\$ 17,057	\$ 25,772	\$ 14,000	\$ 3,032						
Street Light Utility Locates	\$ 0	\$ 9,080	\$ 11,900	\$ 5,825	\$ 10,000	\$ 2,494						
Street Light Electricity	\$ 42,328	\$ 25,126	\$ 27,412	\$ 25,444	\$ 28,000	\$ 15,749						
Street Sign Maintenance	\$ 6,304	\$ 4,772	\$ 2,067	\$ 2,166	\$ 5,000	\$ 1,185						
Street Sweeping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000						
Street Litter Pickup	\$ 12,480	\$ 12,505	\$ 12,480	\$ 12,480	\$ 12,500	\$ 8,445						
Trails – Litter Pickup	\$ 3,304	\$ 4,069	\$ 3,965	\$ 2,792	\$ 4,000	\$ 1,996						
Trails – Snow Removal	\$ 4,400	\$ 6,950	\$ 3,500	\$ 4,000	\$ 5,000	\$ 2,400						
Trails – Maintenance & Repairs	\$ 10	\$ 300	\$ 1,327	\$ 1,119	\$ 4,500	\$ 843						
<b>Streets/Trails Maintenance Total</b>	<b>\$ 105,103</b>	<b>\$ 92,618</b>	<b>\$ 94,708</b>	<b>\$ 94,598</b>	<b>\$ 98,000</b>	<b>\$ 51,144</b>						

Operating Expenditures	2014	2015	2016	2017	2018	2018 / 08
	Actual	Actual	Actual	Actual	Budget	Actual
Trash Services	\$ 141,480	\$ 141,480	\$ 141,480	\$ 141,480	\$ 142,000	\$ 100,608
Trash Dumpster	\$ 2,391	\$ 3,022	\$ 3,023	\$ 3,233	\$ 3,000	\$ 2,168
Recycle Dumpster	\$ 13,250	\$ 13,250	\$ 13,000	\$ 18,600	\$ 22,000	\$ 15,150
Trash Services Total	\$ 157,121	\$ 157,752	\$ 157,503	\$ 163,313	\$ 167,000	\$ 117,926
<b>Total Operating Expenditures</b>	<b>\$882,310</b>	<b>\$912,433</b>	<b>\$899,345</b>	<b>\$907,549</b>	<b>\$902,500</b>	<b>\$542,757</b>

**BMSA Operating Balance**      \$ 31,968    [ \$ 72 ]    \$ 5,618    \$ 32,199    \$ 0    \$ 117,401



### Reserve Fund

Reserve Revenues	2014	2015	2016	2017	2018	2018 / 08
	Actual	Actual	Actual	Actual	Budget	Actual
Community Reserve Assessments	\$ 99,510	\$ 74,320	\$ 59,337	\$ 42,240	\$ 52,540	\$ 26,270
Book to Market Adjustment – EJ	\$ 367	[\$ 472]	\$ 968	\$ 173	\$ 0	\$ 0
Interest on Reserves	\$ 2,314	\$ 2,530	\$ 3,213	\$ 4,903	\$ 2,800	\$ 5,177
Transfer From Operating Fund	\$ 0	\$ 0	\$ 0	\$ 1,260	\$ 0	\$ 0
Grant Revenues	\$ 0	\$ 0	\$ 9,117	\$ 0	\$ 0	\$ 0
<b>Reserve Revenues Total</b>	<b>\$ 102,191</b>	<b>\$ 76,378</b>	<b>\$ 72,635</b>	<b>\$ 48,576</b>	<b>\$ 55,340</b>	<b>\$ 31,447</b>

### Reserve Expenditures

Capital Replacement (Street Light Fixtures)	\$ 108,911	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital Repair/Replacement (Trail Imps.)	\$ 0	\$ 0	\$ 0	\$ 13,374	\$ 0	\$ 0
Capital Repair/Replacement (Fences)	\$ 0	\$ 22,500	\$ 10,120	\$ 12,335	\$ 30,000	\$ 34,166
Capital Repair/Replacement (Waterfall)	\$ 0	\$ 0	\$ 13,231	\$ 1,260	\$ 0	\$ 0
Capital Repair/Replacement (Village Signs)	\$ 0	\$ 0	\$ 0	\$ 2,178	\$ 65,000	\$ 2,563
Capital Repair/Replacement (Street Light Poles)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,800
Capital R.O.W. Median Improvements	\$ 19,627	\$ 23,388	\$ 21,796	\$ 99,748	\$ 60,000	\$ 0
Capital Common Area Improvements	\$ 12,135	\$ 8,711	\$ 0	\$ 0	\$ 0	\$ 0
Capital Land Improvements (Turkey Trail Park)	\$ 3,390	\$ 9,535	\$ 14,884	\$ 144,223	\$ 22,000	\$ 15,323
Capital Trail Improvements (Crosswalk)	\$ 0	\$ 0	\$ 4,392	\$ 0	\$ 0	\$ 0
Miscellaneous Expenses	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 0
<b>Total Reserve Expenditures</b>	<b>\$ 144,063</b>	<b>\$ 90,589</b>	<b>\$ 64,426</b>	<b>\$ 273,121</b>	<b>\$ 177,000</b>	<b>\$ 90,852</b>

### Operating Reserve Balance

[ \$ 41,872 ] [ \$ 14,211 ] \$ 8,209 [ \$ 224,545 ] [ \$ 121,600 ] [ \$ 59,405 ]

### Reserve Fund Balance

2014	2015	2016	2017	2018	2018 / 08
Actual	Actual	Actual	Actual	Budget	Actual
\$828,747	\$755,942	\$787,757	\$605,508	\$433,590	\$518,408

**BMSA****Operating Fund**

Operating Revenues	2014		2015		2016		2017		2018		2018 / 08	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	Actual
Common Assessment	\$ 616,791	\$ 644,138	\$ 650,854	\$ 677,589	\$ 667,480	\$ 481,429						
Tamarisk Village Front Lawn Assessment	\$ 38,463	\$ 39,235	\$ 38,773	\$ 38,793	\$ 39,000	\$ 29,751						
Fines & Attorney Fees	\$ 80,321	\$ 27,652	\$ 41,135	\$ 49,164	\$ 28,000	\$ 19,416						
Late Fees	\$ 9,970	\$ 9,556	\$ 8,718	\$ 9,812	\$ 9,000	\$ 5,386						
Trash Assessment	\$ 147,924	\$ 148,829	\$ 149,308	\$ 148,411	\$ 148,000	\$ 113,412						
Comcast Franchise Fee	\$ 9,594	\$ 10,611	\$ 6,780	\$ 8,385	\$ 9,000	\$ 5,796						
Interest	\$ 22	\$ 18	\$ 18	\$ 22	\$ 20	\$ 21						
Miscellaneous Revenues	\$ 11,193	\$ 32,322	\$ 9,377	\$ 7,572	\$ 2,000	\$ 4,947						
<b>Total Operating Revenues</b>	<b>\$ 914,278</b>	<b>\$ 912,361</b>	<b>\$ 904,963</b>	<b>\$ 939,748</b>	<b>\$ 902,500</b>	<b>\$ 660,158</b>						

**Operating Expenditures**

Audit & Tax Preparation	\$ 11,000	\$ 11,200	\$ 11,500	\$ 13,500	\$ 11,600	\$ 0						
Management & Accounting	\$ 84,000	\$ 86,500	\$ 89,500	\$ 93,494	\$ 103,000	\$ 60,081						
Management & Accounting - TMV. Front Lawn	\$ 6,000	\$ 6,500	\$ 6,500	\$ 6,510	\$ 7,000	\$ 4,081						
Covenant Enforcement Services	\$ 16,800	\$ 18,200	\$ 16,800	\$ 17,969	\$ 20,000	\$ 11,655						
Community Relations	\$ 6,962	\$ 6,986	\$ 8,177	\$ 7,095	\$ 7,500	\$ 5,674						
Website Management	\$ 5,575	\$ 6,535	\$ 5,945	\$ 5,895	\$ 6,000	\$ 3,345						
Newsletter Production	\$ 6,050	\$ 7,150	\$ 4,950	\$ 7,696	\$ 7,100	\$ 4,169						
Commons Area Insurance	\$ 10,774	\$ 11,797	\$ 11,570	\$ 11,580	\$ 12,200	\$ 0						
Directors & Officers Insurance	\$ 2,221	\$ 1,501	\$ 1,371	\$ 1,371	\$ 2,200	\$ 0						
Legal Services	\$ 26,855	\$ 25,621	\$ 31,562	\$ 32,765	\$ 27,500	\$ 20,944						
Membership Fees	\$ 1,230	\$ 1,220	\$ 1,470	\$ 1,250	\$ 1,300	\$ 1,250						
Bank/Credit Card Fees	\$ 12,063	\$ 14,893	\$ 7,391	\$ 2,463	\$ 5,000	\$ 1,942						
Meeting Expenses	\$ 3,635	\$ 2,789	\$ 2,537	\$ 2,667	\$ 2,600	\$ 1,019						
Committee Expenses	\$ 155	\$ 0	\$ 22	\$ 882	\$ 1,000	\$ 384						
Architectural Inspections	\$ 0	\$ 805	\$ 120	\$ 360	\$ 100	\$ 720						
Copy/Postage/Office Supplies	\$ 7,941	\$ 8,750	\$ 12,139	\$ 6,339	\$ 9,000	\$ 3,548						
Storage Lease	\$ 780	\$ 780	\$ 520	\$ 0	\$ 0	\$ 0						
Flags / Golf Course	\$ 1,331	\$ 425	\$ 1,935	\$ 45	\$ 0	\$ 1,265						

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
AUGUST 31, 2018

BMSA OPERATING FUND

**APPROVED**  
9/18/18

ASSETS

1-1010 ALPINE BANK -- CHECKING	136,023.25	
1-1060 ALPINE - ARCHITECTURAL ESCROW	18,733.57	
1-1080 PETTY CASH	50.00	
1-1150 ACCOUNTS RECEIVABLE - ASSESS	91,596.46	
1-1151 ACCOUNTS RECEIVABLE	2,210.05	
1-1155 A/R -- TAMARISK VILLAGE	4,998.02	
1-1156 TAMARISK VILLAGE OVER/UNDER	( 10,360.40)	
1-1165 ACCOUNTS RECEIVABLE - NSF	961.89	
1-1166 ALLOWANCE FOR DOUBTFUL ACCTS	8,565.31	
1-1170 A/R INCOME TAX	28.00	
1-1550 LAND	100.00	
	<hr/>	
TOTAL ASSETS		252,906.15

LIABILITIES AND EQUITY

LIABILITIES

1-2059 ACCTS PAYABLE TO RESERVE FUND	25,413.95	
1-2060 CONSTRUCTION DEPOSITS	19,300.00	
1-2220 PREPAID ASSESSMENTS	65,097.65	
	<hr/>	
TOTAL LIABILITIES		109,811.60

OWNER EQUITY

1-2800 ACCUMULATED EQUITY (DEFICIT)	25,693.10	
UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	117,401.45	
	<hr/>	
BALANCE - CURRENT DATE	117,401.45	
	<hr/>	
TOTAL OWNER EQUITY		143,094.55
TOTAL LIABILITIES AND EQUITY		252,906.15

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
AUGUST 31, 2018

BMSA RESERVE FUND

ASSETS

2-1020	EDWARD JONES -- CD 1	500,000.00	
2-1030	EDWARD JONES -- MM 1	18,340.58	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	67.52	
2-1550	ACCTS RECEIVABLE FROM OP FUND	25,413.95	
2-1570	LAND 8935 C.R. 300	49,214.82	
		<hr/>	
	TOTAL ASSETS		593,036.87

LIABILITIES AND EQUITY

LIABILITIES

2-2050	ACCOUNTS PAYABLE	22,700.04	
		<hr/>	
	TOTAL LIABILITIES		22,700.04

OWNER EQUITY

2-2800	ACCUMULATED EQUITY (DEFICIT)	( 244,231.80)	
2-2850	GENERAL RESERVE - REPLACEMENT	451,021.00	
2-2860	GENERAL RESERVE - CAPITAL	422,952.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	( 59,405.20)	
		<hr/>	
	BALANCE - CURRENT DATE	( 59,405.20)	
		<hr/>	
	TOTAL OWNER EQUITY		570,336.83
	TOTAL LIABILITIES AND EQUITY		593,036.87

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
AUGUST 31, 2018

FUND 3

<u>ASSETS</u>			
3-1070	ALPINE BMNIO	124,920.85	
	TOTAL ASSETS		124,920.85
 <u>LIABILITIES AND EQUITY</u>			
 <u>OWNER EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	124,920.85	
	BALANCE - CURRENT DATE	124,920.85	
	TOTAL OWNER EQUITY		124,920.85
	TOTAL LIABILITIES AND EQUITY		124,920.85

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING AUGUST 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<b>OPERATING REVENUE</b>							
1-31-3100 COMMON ASSESSMENT	39,070.34	55,623.00	481,429.43	444,984.00	( 36,445.43)	( 8.2)	667,480.00
1-31-3110 DEVELOPER COMMON ASSESSMENT	( 8,547.00)	.00	.00	.00	.00	.0	.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMEN	.00	.00	29,750.76	29,250.00	( 500.76)	( 1.7)	39,000.00
1-31-3130 TRASH ASSESSMENT	.00	.00	113,412.13	111,000.00	( 2,412.13)	( 2.2)	148,000.00
1-31-3510 FINES & ATTORNEY FEES	1,521.05	2,400.00	19,416.46	18,800.00	( 616.46)	( 3.3)	28,000.00
1-31-3520 LATE FEES	( 185.11)	750.00	5,386.10	6,000.00	613.90	10.2	9,000.00
1-31-6500 INTEREST	2.57	2.00	21.38	13.00	( 8.38)	( 64.5)	20.00
1-31-6550 COMCAST FRANCHISE FEE	.00	.00	5,796.00	4,500.00	( 1,296.00)	( 28.8)	9,000.00
1-31-7000 MISCELLANEOUS REVENUES	400.00	200.00	4,946.84	1,400.00	( 3,546.84)	( 253.4)	2,000.00
<b>TOTAL OPERATING REVENUE</b>	<b>32,261.85</b>	<b>58,975.00</b>	<b>660,159.10</b>	<b>615,947.00</b>	<b>( 44,212.10)</b>	<b>( 7.2)</b>	<b>902,500.00</b>
<b>TOTAL FUND REVENUE</b>	<b>32,261.85</b>	<b>58,975.00</b>	<b>660,159.10</b>	<b>615,947.00</b>	<b>( 44,212.10)</b>	<b>( 7.2)</b>	<b>902,500.00</b>

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
OPERATING EXPENDITURES								
1-50-4040	.00	.00	.00	.00	.00	.00	.0	11,600.00
1-50-4050	8,583.00	8,583.00	60,081.00	68,664.00	8,583.00	8,583.00	12.5	103,000.00
1-50-4060	583.00	583.00	4,081.00	4,664.00	583.00	583.00	12.5	7,000.00
1-50-4070	1,665.00	1,665.00	11,655.00	13,320.00	1,665.00	1,665.00	12.5	20,000.00
1-50-4075	120.00	8.00	720.00	68.00	( 652.00)	( 652.00)	958.8)	100.00
1-50-4090	.00	625.00	5,674.14	5,000.00	( 674.14)	( 674.14)	13.5)	7,500.00
1-50-4100	400.00	500.00	3,344.95	4,000.00	655.05	655.05	16.4	6,000.00
1-50-4110	598.25	592.00	4,169.00	4,736.00	567.00	567.00	12.0	7,100.00
1-50-4280	.00	.00	.00	.00	.00	.00	.0	12,200.00
1-50-4281	.00	.00	.00	.00	.00	.00	.0	2,200.00
1-50-4300	11,165.21	2,300.00	20,944.49	18,300.00	( 2,644.49)	( 2,644.49)	14.5)	27,500.00
1-50-4350	.00	.00	1,250.00	1,300.00	50.00	50.00	3.9	1,300.00
1-50-4360	246.35	400.00	1,942.28	3,350.00	1,407.72	1,407.72	42.0	5,000.00
1-50-4410	125.00	200.00	1,018.50	1,800.00	781.50	781.50	43.4	2,600.00
1-50-4420	.00	83.00	384.18	666.00	281.82	281.82	42.3	1,000.00
1-50-4450	436.79	750.00	3,548.45	6,000.00	2,451.55	2,451.55	40.9	9,000.00
1-50-4510	.00	.00	1,264.71	.00	( 1,264.71)	( 1,264.71)	.0	.00
1-50-4600	.00	27,230.00	108,885.72	136,150.00	27,264.28	27,264.28	20.0	190,600.00
1-50-4601	.00	650.00	2,565.12	3,225.00	659.88	659.88	20.5	4,500.00
1-50-4604	.00	250.00	.00	500.00	500.00	500.00	100.0	500.00
1-50-4605	60.00	3,600.00	15,912.00	17,900.00	1,988.00	1,988.00	11.1	25,000.00
1-50-4606	3,285.00	1,400.00	8,485.00	5,600.00	( 2,885.00)	( 2,885.00)	51.5)	7,000.00
1-50-4607	( 3,210.00)	.00	.00	.00	.00	.00	.0	.00
1-50-4608	.00	5,200.00	5,356.00	10,350.00	4,994.00	4,994.00	48.3	15,500.00
1-50-4610	61.17	2,000.00	2,535.00	6,650.00	4,115.00	4,115.00	61.9	11,000.00
1-50-4620	183.19	800.00	5,464.90	3,300.00	( 2,164.90)	( 2,164.90)	65.6)	5,000.00
1-50-4630	435.00	700.00	842.76	3,250.00	2,407.24	2,407.24	74.1	4,500.00
1-50-4640	.00	200.00	135.00	1,000.00	865.00	865.00	86.5	1,000.00
1-50-4650	905.58	625.00	3,830.32	5,000.00	1,169.68	1,169.68	23.4	7,500.00
1-50-4660	.00	1,200.00	3,032.05	9,400.00	6,367.95	6,367.95	67.7	14,000.00
1-50-4665	31.90	900.00	2,493.80	6,800.00	4,306.20	4,306.20	63.3	10,000.00
1-50-4670	.00	400.00	1,185.25	3,400.00	2,214.75	2,214.75	65.1	5,000.00
1-50-4680	1,545.75	1,000.00	4,735.31	8,900.00	4,164.69	4,164.69	46.8	11,000.00
1-50-4700	30,631.36	21,800.00	76,598.36	87,400.00	10,801.64	10,801.64	12.4	110,000.00
1-50-4710	6,823.04	4,000.00	15,712.32	15,000.00	( 712.32)	( 712.32)	4.8)	19,000.00
1-50-4720	12,576.00	11,900.00	100,608.00	94,800.00	( 5,808.00)	( 5,808.00)	6.1)	142,000.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING AUGUST 31, 2018

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4730 RECYCLE DUMPSTER	2,050.00	1,900.00	15,150.00	14,800.00	( 350.00)	( 2.4)	( 2.4)	22,000.00
1-50-4740 TRASH DUMPSTER	.00	250.00	2,168.38	2,000.00	( 168.38)	( 8.4)	( 8.4)	3,000.00
1-50-4750 STREET LIGHT ELECTRICITY	2,234.89	3,000.00	15,748.66	20,000.00	4,251.34	21.3	21.3	28,000.00
1-50-4760 TELEPHONE	94.94	90.00	645.50	740.00	94.50	12.8	12.8	1,100.00
1-50-4810 STREET SWEEPING	.00	.00	15,000.00	15,000.00	.00	.0	.0	15,000.00
1-50-4835 TRAILS SNOW REMOVAL	.00	.00	2,400.00	2,500.00	100.00	4.0	4.0	5,000.00
1-50-4840 STREET LITTER PICKUP	1,040.00	1,040.00	8,445.00	8,330.00	( 115.00)	( 1.4)	( 1.4)	12,500.00
1-50-4845 TRAILS LITTER PICKUP	125.00	400.00	1,995.50	2,800.00	804.50	28.7	28.7	4,000.00
1-50-7400 INCOME TAX	.00	.00	2,750.00	800.00	( 1,950.00)	( 243.8)	( 243.8)	1,600.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	400.00	.00	2,800.00	2,800.00	100.0	100.0	4,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	8.00	.00	68.00	68.00	100.0	100.0	100.00
TOTAL OPERATING EXPENDITURES	82,795.42	107,232.00	542,757.65	620,331.00	77,573.35	12.5	12.5	902,500.00
TOTAL FUND EXPENDITURES	82,795.42	107,232.00	542,757.65	620,331.00	77,573.35	12.5	12.5	902,500.00
NET REVENUE OVER EXPENDITURES	( 50,533.57)	( 48,257.00)	117,401.45	( 4,384.00)	( 121,785.45)	( 2778.0)	( 2778.0)	.00



BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING AUGUST 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND REVENUE</u>							
2-33-3100 COMMUNITY RESERVE ASSESSMEN	.00	.00	26,270.00	26,270.00	.00	.0	52,540.00
2-33-3520 INTEREST	951.33	300.00	5,176.68	2,000.00	( 3,176.68)	( 158.8)	2,800.00
TOTAL RESERVE FUND REVENUE	951.33	300.00	31,446.68	28,270.00	( 3,176.68)	( 11.2)	55,340.00
<u>TOTAL FUND REVENUE</u>							
	951.33	300.00	31,446.68	28,270.00	( 3,176.68)	( 11.2)	55,340.00

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING AUGUST 31, 2018

BMSA RESERVE FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND EXPENDITURES</u>								
2-83-4610	.00	8,600.00	.00	42,900.00	42,900.00	100.0	60,000.00	60,000.00
2-83-4640	.00	.00	34,166.00	30,000.00	( 4,166.00)	( 13.9)	30,000.00	30,000.00
2-83-4675	.00	3,500.00	15,323.00	18,500.00	3,177.00	17.2	22,000.00	22,000.00
2-83-4950	385.00	6,500.00	2,562.88	45,500.00	42,937.12	94.4	65,000.00	65,000.00
2-83-4960	.00	.00	38,800.00	.00	( 38,800.00)	.0	.00	.00
TOTAL RESERVE FUND EXPENDITUR	385.00	18,600.00	90,851.88	136,900.00	46,048.12	33.6	177,000.00	177,000.00
TOTAL FUND EXPENDITURES	385.00	18,600.00	90,851.88	136,900.00	46,048.12	33.6	177,000.00	177,000.00
NET REVENUE OVER EXPENDITURES	566.33	( 18,300.00)	( 59,405.20)	( 108,630.00)	( 49,224.80)	( 45.3)	( 121,660.00)	( 121,660.00)

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
08/18	08/13/2018	120	Keith Sheppelman	120.00	M
08/18	08/15/2018	121	Russell Cartwright	2,000.00	M
08/18	08/29/2018	122	Russell Cartwright	1,500.00	M
08/18	08/27/2018	1093	Peak Surveying, Inc.	385.00	M
08/18	08/14/2018	7865	Battlement Mesa Metro District	49,938.26	
08/18	08/14/2018	7866	G.V. Recreation Center	125.00	
08/18	08/14/2018	7867	HindmanSanchez, P.C.	11,165.21	
08/18	08/14/2018	7868	Holy Cross Energy	1,686.88	
08/18	08/14/2018	7869	Kenneth G. Locker	1,165.00	
08/18	08/14/2018	7870	Town of Parachute	154.50	
08/18	08/14/2018	7871	UNCC	31.90	
08/18	08/14/2018	7872	VistaWorks	400.00	
08/18	08/28/2018	7873	CenturyLink	94.94	
08/18	08/28/2018	7874	Dependable Waste Services Inc	14,626.00	
08/18	08/28/2018	7875	Holy Cross Energy	2,203.12	
08/18	08/28/2018	7876	Jessica Lynn Studios	598.25	
08/18	08/28/2018	7877	Valley Lumber Company	80.58	
Grand Totals:				<u>86,274.64</u>	

Covenant Violation Report/August 2018

Village	Trashcan	Maintenance of Property	Parking	Animal Complaint	Inoperable/ Abandoned Vehicle	Other	Total	Percent of Violation
Battlement Creek	0	1	0	0	0	0	1	1.40%
Canyon View	0	3	1	0	0	0	4	5.30%
Eagle's Point	0	2	0	0	0	1	3	4.00%
Fairways	0	0	0	0	0	0	0	0.00%
Mesa Ridge	0	0	0	0	0	0	0	0.00%
Monument Creek	0	21	7	0	0	0	28	37.00%
Stone Ridge	0	2	0	0	0	0	2	2.60%
Reserve	0	1	0	0	0	6	7	10.2%
Tamarisk Meadows	0	12	0	0	0	0	12	15.2%
Tamarisk Village	0	12	0	0	0	0	12	15.95%
Valley View	0	2	0	0	0	0	2	2.60%
Willow Creek	0	5	0	0	0	0	5	6.50%
Total	0	61	8	0	0	7	76	
	0.00%	80.26%	10.52%	0.00%	0.00%	9.22%		

Architectural Committee- Aug 2018

Battlement Creek	88 Boulder Ridge	Stucco color		
		Change	Approved	08-01-18
Commercial	150 Sipprelle	Pergola	Approved	08-15-18
Eagle's Point	46 Eagle Court	Solar Panels	Approved	08-15-18
Willow Creek	32 Green Mesa	Shed	Approved	08-15-18
Tamarisk Meadows	6 Crestone	Shed	Approved	08-15-18



## Manager Report

Date: August 21, 2018  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**R.O.W. Mowing:** A fourth mowing of the right-of-ways has been scheduled for the week of August 20<sup>th</sup>. The majority of the native grasses and cheat grass have been dormant for quite awhile but the alfalfa and rag weed is still growing fast despite the lack of rain this summer.

**Monument Trail Community Fence Project:** The irrigation along the community fences has been moved away from the fence lines and the weed barrier and landscape rock has been installed. The staining of the fences began the week of August 6<sup>th</sup> and is nearly complete and should be wrapped up the week of August 20<sup>th</sup>.

**Turkey Trail Park:** The engineered drawings for the picnic shelter at Turkey Trail Park have been received and the shelter is being shipped, it will be stored at the BMMD maintenance facility until installation begins. I have completed a building permit application for the structure and will be submitting it to Garfield County this week and I expect that a permit should be issued in the next week or so. I have met on-site with the contractor to familiarize him with the location of the shelter to provide an understanding of the site work needed for pouring the concrete pad and the installation of the shelter. I have since done a follow up contact of the contractor to get an update on his schedule to provide a cost proposal.

**Village Entry Signs:** The three village entry signs for the Saddleback areas are now complete and ready for installation. Removal of the old signs is schedule to occur as soon as utility locates have been completed. The newest sign to be located in the rental pad area (Saddleback Creek) required a submittal of a utility permit application as it is located within the Garfield County right-of-way. The utility permit was issued last week.

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*The Colorado Dream*

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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### Manager Report

Date: September 19, 2018  
To: Board of Directors, Battlement Mesa Service Association  
From: Steve Rippy, Association Manager

**Village Entry Signs:** This past week the three new Saddleback area community stone signs were installed with the exception of Saddleback Village. The existing irrigation at the Saddleback Village sign location developed a leak as a result of removing the old wood sign which caused the soil to be too soft to install the new sign. The irrigation has been repaired and the water turned off to allow the ground to dry prior to installing the new sign. The Saddleback Village sign is on location waiting to be installed and it is expected that the sign will be installed this week. One of the two Valley View signs was also installed replacing the old Valley View sign.

**Monument Trail Community Fence Project:** All community fence related improvements have now been completed along Monument Trail. The three foot section of grass along the fence line has been removed, the irrigation relocated, weed barrier installed, landscape gravel installed and fences repaired and stained. If you have not had the opportunity to take a look at the area please do so as it looks great and really improves the aesthetics in the area.

**Turkey Trail Park:** As reported during the August, BMSA meeting, a building permit application to construct the picnic shelter has been submitted to Garfield County. To date a building permit has not been issued. The picnic shelter was to be delivered last Wednesday (12<sup>th</sup>) but the delivery truck had mechanical problems and was stranded in Denver so the delivery time has been delayed until this week. I received one cost proposal from a local contractor to install the concrete pad and picnic shelter. The proposal exceeded the projected costs so I have solicited another proposal from a second contractor and expect to have that proposal at the time of today's meeting.

**2017 BMSA Preliminary Audit:** The BMSA preliminary audit report for 2017 is in your board packets for review. The audit was forwarded to Finance Committee members last week. After review all comments will be forwarded to the Auditor and a final audit report will be presented at the October BMSA meeting for consideration to approve.

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*The Colorado Dream*

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