APPROVED

09/16/2025

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
AUGUST 31, 2025

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		15,146.72	
1-1015	XPRESS DEPOSIT ACCOUNT		23,607.03	
1-1025	MOUNTAIN MONEY MARKET		32,578.61	
1-1060	ALPINE - ARCHITECTURAL ESCROW		46,320.00	
1-1070	WORKING CASH		301.00	
1-1080	PETTY CASH		50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS		31,798.41	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		6,001.44	
1-1156	TAMARISK VILLAGE OVER/UNDER		27,089.65	
1-1165	ACCOUNTS RECEIVABLE - NSF		572.00	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS		(31,170.18)	
1-1170	A/R INCOME TAX		659.00	
1-1550	LAND		100.00	
	TOTAL ASSETS			160,313.19
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		(95.14)	
1-2060	CONSTRUCTION DEPOSITS		41,920.00	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		5,872.00	
	TOTAL LIABILITIES			48,178.86
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(36,291.86)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	148,426.19		
	BALANCE - CURRENT DATE		148,426.19	
	TOTAL OWNER EQUITY			112,134.33
	TOTAL LIABILITIES AND EQUITY			160,313.19

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
AUGUST 31, 2025

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		374,312.81	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		90,437.32	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			597,164.95
	LIABILITIES AND EQUITY			
	LIABILITIES			
2-2050	ACCOUNTS PAYABLE		208.00	
	TOTAL LIABILITIES			208.00
	OWNER EQUITY			
2-2800	ACCUMULATED EQUITY (DEFICIT)		(295,129.89)	
2-2850	GENERAL RESERVE - REPLACEMENT		451,021.00	
2-2860	GENERAL RESERVE - CAPITAL		422,952.83	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	18,113.01		
	BALANCE - CURRENT DATE		18,113.01	
	TOTAL OWNER EQUITY			596,956.95
	TOTAL LIABILITIES AND EQUITY			597,164.95

GL Period	Check Issue Date	Check Number	Payee	Check Amount		
08/25	08/12/2025	9692	Altitude Community Law, P.C.	.00	V	Legal Services
08/25	08/05/2025	9693	Battlement Mesa Metro District	60,430.21		BMSA Labor by BMMD
08/25	08/05/2025	9694	Bruin Waste Management	1,567.00		Recycle
08/25	08/05/2025	9695	G.P. Maintenance & Services LLC	435.00		Waterfall
08/25	08/05/2025	9696	Holy Cross Energy	347.51		Acct #500155700
08/25	08/05/2025	9697	Jean's Printing	2,081.11		BMSA Pamplet
08/25	08/05/2025	9698	Journey Home	2,500.00		Donation animal home
08/25	08/05/2025	9699	Justin & Jamie Mayfield	903.01		Refund 35 Pinetree 6493.01
08/25	08/05/2025	9700	Kear & Co	555.00		Pamplet
08/25	08/05/2025	9701	Lush Green Landscapes	5,495.76		Tam Vill Front Yard Maint
08/25	08/05/2025	9702	Micro Plastics	26.30		Name Plates
08/25	08/05/2025	9703	Timberline Ace	34.33		Fence Painting Supplies
08/25	08/05/2025	9704	Town of Parachute	1,668.97		Turkey Trail Park Irrigation
08/25	08/05/2025	9705	UNCC	4.65		Locates
08/25	08/05/2025	9706	Verizon	118.35		Telephone CE Officer
08/25	08/05/2025	9707	VistaWorks	675.00		Website Maint.
08/25	08/05/2025	9708	Waste Management - Carbondale	273.83		Dumpster Service
08/25	08/19/2025	9709	Altitude Community Law, P.C.	18,568.40		Legal Services
08/25	08/19/2025	9710	Bruin Waste Management	13,200.00		Trash Service
08/25	08/19/2025	9711	G.P. Maintenance & Services LLC	405.00		Street Signs
08/25	08/19/2025	9712	Holy Cross Energy	3,990.83		Acct #501298500
08/25	08/19/2025	9713	Jessica Lynn Studios	607.50		BMSA Newsletter Website
08/25	08/19/2025	9714	Lush Green Landscapes	27,833.00		Right of Way Mowing
08/25	08/19/2025	9715	McMahan & Associates, LLC	17,850.00		Audit
08/25	08/19/2025	9716	Mountain Locating LLC	5,850.00		Locates
08/25	08/19/2025	9717	Para/BM Park & Rec District	500.00		Movie Night
08/25	08/19/2025	9718	RDR Property Services LLC	2,790.00		Back Flow Inspections
08/25	08/19/2025	9719	Timberline Ace	19.16		Street Signs
08/25	08/19/2025	9720	Battlement Mesa Service Assoc	45,027.95		To Pay Reserve per board
Grand Totals:				213,757.87		

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	OPERATING REVENUE							
1-31-3100	COMMON ASSESSMENT	31,546.00	35,055.00	562,907.02	549,195.00	(13,712.02)	(2.5)	779,000.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	.00	2,070.00	34,642.78	32,430.00	(2,212.78)	(6.8)	46,000.00
1-31-3130	TRASH ASSESSMENT	(23.86)	13,500.00	122,077.67	108,000.00	(14,077.67)	(13.0)	162,000.00
1-31-3510	FINES & ATTORNEY FEES	6,504.00	2,160.00	23,861.60	17,360.00	(6,501.60)	(37.5)	26,000.00
1-31-3520	LATE FEES	830.56	830.00	5,415.67	6,680.00	1,264.33	18.9	10,000.00
1-31-6500	INTEREST	87.79	80.00	1,093.32	680.00	(413.32)	(60.8)	1,000.00
1-31-6550	COMCAST FRANCHISE FEE	.00	.00	7,147.85	6,000.00	(1,147.85)	(19.1)	7,000.00
1-31-7000	MISCELLANEOUS REVENUES	200.00	400.00	2,717.39	3,400.00	682.61	20.1	5,000.00
	TOTAL OPERATING REVENUE	39,144.49	54,095.00	759,863.30	723,745.00	(36,118.30)	(5.0)	1,036,000.00
	TOTAL FUND REVENUE	39,144.49	54,095.00	759,863.30	723,745.00	(36,118.30)	(5.0)	1,036,000.00

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	OPERATING EXPENDITURES							
1-50-4040	AUDIT & TAX PREPARATION	17,850.00	.00	17,850.00	17,000.00	(850.00)	(5.0)	17,000.00
1-50-4050	MANAGEMENT & ACCOUNTING	9,166.00	9,166.00	64,170.00	73,336.00	9,166.00	12.5	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	2,350.00	2,680.00	330.00	12.3	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	1,900.00	1,900.00	13,500.00	15,400.00	1,900.00	12.3	23,000.00
1-50-4090	COMMUNITY RELATIONS	6,052.41	790.00	5,352.65	6,340.00	987.35	15.6	9,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	4,241.31	.00	(4,241.31)	.0	.00
1-50-4100	WEBSITE EXPENSE	675.00	540.00	5,196.95	4,340.00	(856.95)	(19.8)	6,500.00
1-50-4110	NEWSLETTER EXPENSE	607.50	625.00	4,860.00	5,000.00	140.00	2.8	7,500.00
1-50-4280	COMMON AREA INSURANCE	.00	.00	.00	14,500.00	14,500.00	100.0	14,500.00
1-50-4281	DIRECTORS & OFFICERS INSURANCE	.00	.00	.00	1,500.00	1,500.00	100.0	1,500.00
1-50-4300	LEGAL SERVICES	91,960.43	2,000.00	34,759.75	16,000.00	(18,759.75)	(117.3)	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,320.00	1,200.00	(120.00)	(10.0)	1,800.00
1-50-4360	BANK CHARGES	1,065.78	580.00	5,799.28	4,680.00	(1,119.28)	(23.9)	7,000.00
1-50-4410	MEETING EXPENSE	.00	125.00	2,815.75	1,000.00	(1,815.75)	(181.6)	1,500.00
1-50-4420	COMMITTEE EXPENSE	.00	80.00	.00	680.00	680.00	100.0	1,000.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	268.91	830.00	7,055.95	6,680.00	(375.95)	(5.6)	10,000.00
1-50-4510	FLAGS	.00	.00	613.50	1,400.00	786.50	56.2	1,400.00
1-50-4600	LANDSCAPE MAINTENANCE	17,833.00	17,833.00	142,664.00	142,668.00	4.00	.0	214,000.00
1-50-4601	T.V. IRRIGATION SYSTEM MAINT.	641.28	375.00	2,565.12	3,000.00	434.88	14.5	4,500.00
1-50-4602	COMMON AREA MAINT.	105.00	330.00	2,155.07	2,680.00	524.93	19.6	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	9,983.84	2,000.00	16,612.75	16,000.00	(612.75)	(3.8)	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	.00	2,000.00	13.00	6,000.00	5,987.00	99.8	8,000.00
1-50-4608	WEED MANAGEMENT	.00	.00	.00	10,000.00	10,000.00	100.0	10,000.00
1-50-4610	SPRINKLER SYSTEM MAINTENANCE	6,211.11	5,000.00	10,646.30	15,000.00	4,353.70	29.0	19,000.00
1-50-4620	T.V. IRRIGATION SYS REPAIR/REP	1,830.51	2,500.00	6,238.75	8,500.00	2,261.25	26.6	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	.00	1,000.00	.00	5,000.00	5,000.00	100.0	5,000.00
1-50-4640	BENCH MAINTENANCE	.00	.00	889.12	1,000.00	110.88	11.1	1,000.00
1-50-4650	FENCE MAINTENANCE	216.85	.00	7,349.16	5,000.00	(2,349.16)	(47.0)	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	.00	1,250.00	745.22	10,000.00	9,254.78	92.6	15,000.00
1-50-4665	UTILITY LOCATES	5,854.65	920.00	9,231.10	7,320.00	(1,911.10)	(26.1)	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	456.38	1,000.00	3,187.78	3,000.00	(187.78)	(6.3)	3,000.00
1-50-4680	WATERFALL MAINTENANCE	337.16	2,000.00	7,024.32	8,000.00	975.68	12.2	10,000.00
1-50-4700	IRRIGATION WATER	40,884.40	29,000.00	79,661.78	116,000.00	36,338.22	31.3	170,000.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	8,283.58	5,000.00	15,035.34	26,000.00	10,964.66	42.2	29,000.00
1-50-4720	TRASH SERVICE	13,200.00	13,166.00	94,253.40	105,336.00	11,082.60	10.5	158,000.00
1-50-4730	RECYCLE DUMPSTER	1,567.00	2,100.00	11,594.12	17,600.00	6,005.88	34.1	26,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740	TRASH DUMPSTER	273.83	200.00	1,863.36	1,700.00	(163.36)	(9.6)	2,500.00
1-50-4750	STREET LIGHT ELECTRICITY	3,838.93	2,400.00	20,431.53	19,400.00	(1,031.53)	(5.3)	29,000.00
1-50-4760	TELEPHONE	118.35	100.00	118.35	900.00	781.65	86.9	1,300.00
1-50-4810	STREET SWEEPING	.00	6,000.00	.00	15,000.00	15,000.00	100.0	15,000.00
1-50-4835	TRAILS SNOW REMOVAL	.00	.00	1,600.00	2,400.00	800.00	33.3	4,500.00
1-50-4840	STREET LITTER PICKUP	297.50	450.00	3,293.59	3,700.00	406.41	11.0	5,500.00
1-50-4845	TRAILS LITTER PICKUP	15.61	160.00	3,917.66	1,360.00	(2,557.66)	(188.1)	2,000.00
1-50-7400	INCOME TAX	.00	80.00	.00	680.00	680.00	100.0	1,000.00
1-50-7500	BAD DEBTS - WRITE OFF	.00	.00	.00	5,000.00	5,000.00	100.0	5,000.00
1-50-9999	MISC OPERATING EXPENSE	20.32	80.00	461.15	680.00	218.85	32.2	1,000.00
	TOTAL OPERATING EXPENDITURES	241,845.33	112,060.00	611,437.11	730,660.00	119,222.89	16.3	1,036,000.00
	TOTAL FUND EXPENDITURES	241,845.33	112,060.00	611,437.11	730,660.00	119,222.89	16.3	1,036,000.00
	NET REVENUE OVER EXPENDITURES	(202,700.84)	(57,965.00)	148,426.19	(6,915.00)	(155,341.19)	(2246.4)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

BMSA RESERVE FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	RESERVE FUND REVENUE							
2-33-3100	COMMUNITY RESERVE ASSESSMENT	.00	.00	8,100.00	8,100.00	.00	.0	10,800.00
2-33-3520	INTEREST	2,894.66	830.00	11,865.89	6,680.00	(5,185.89)	(77.6)	10,000.00
2-33-3550	MISC. RESERVE REVENUE	.00	80.00	.00	680.00	680.00	100.0	1,000.00
	TOTAL RESERVE FUND REVENUE	2,894.66	910.00	19,965.89	15,460.00	(4,505.89)	(29.2)	21,800.00
	TOTAL FUND REVENUE	2,894.66	910.00	19,965.89	15,460.00	(4,505.89)	(29.2)	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

BMSA RESERVE FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	RESERVE FUND EXPENDITURES							
2-83-4640	FENCE IMPROVEMENTS	.00	2,000.00	2,569.81	7,000.00	4,430.19	63.3	10,000.00
2-83-4955	STREET SIGNS	.00	1,000.00	777.07	4,000.00	3,222.93	80.6	4,000.00
2-83-4960	STREET LIGHT POLES	.00	.00	(1,494.00)	.00	1,494.00	.0	.00
	TOTAL RESERVE FUND EXPENDITUR	.00	3,000.00	1,852.88	11,000.00	9,147.12	83.2	14,000.00
	TOTAL FUND EXPENDITURES	.00	3,000.00	1,852.88	11,000.00	9,147.12	83.2	14,000.00
	NET REVENUE OVER EXPENDITURES	2,894.66	(2,090.00)	18,113.01	4,460.00	(13,653.01)	(306.1)	7,800.00