

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
SEPTEMBER 30, 2025

APPROVED

October 21, 2025

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING	15,023.67	
1-1015	XPRESS DEPOSIT ACCOUNT	(899.01)	
1-1025	MOUNTAIN MONEY MARKET	12,595.63	
1-1060	ALPINE - ARCHITECTURAL ESCROW	38,720.00	
1-1070	WORKING CASH	301.00	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	15,539.50	
1-1151	ACCOUNTS RECEIVABLE	7,259.51	
1-1155	A/R -- TAMARISK VILLAGE	4,779.90	
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			90,620.67

LIABILITIES AND EQUITY

LIABILITIES

1-2050	ACCOUNTS PAYABLE	(95.14)	
1-2060	CONSTRUCTION DEPOSITS	34,320.00	
1-2220	PREPAID ASSESSMENTS	482.00	
1-2510	INCOME TAX PAYABLE	(594.15)	
TOTAL LIABILITIES			34,112.71

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	(36,291.86)	
UNAPPROPRIATED FUND BALANCE:			
REVENUE/EXPENDITURE - YTD		92,799.82	
BALANCE - CURRENT DATE		92,799.82	
TOTAL OWNER EQUITY			56,507.96
TOTAL LIABILITIES AND EQUITY			90,620.67

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SEPTEMBER 30, 2025

BMSA RESERVE FUND

ASSETS

2-1030	EDWARD JONES -- MM 1	374,312.81	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	90,845.50	
2-1560	STREET LIGHT POLE INVENTORY	33,200.00	
2-1570	LAND 8935 C.R. 300	99,214.82	
	TOTAL ASSETS		597,573.13

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	18,521.19	
	BALANCE - CURRENT DATE	18,521.19	
	TOTAL OWNER EQUITY		597,365.13
	TOTAL LIABILITIES AND EQUITY		597,573.13

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
09/25	09/02/2025	224	GVHI	300.00	M Inspections 177 Eagle Ridge Drive
09/25	09/02/2025	225	GVHI	300.00	M Inspections 325 Eagle Ridge Drive
09/25	09/02/2025	226	Luis Vargas Herrera	3,500.00	M Refund 177 Eagle ridge Drive
09/25	09/02/2025	227	Valentino & Laffina Wauneka	3,500.00	M Refund 325 Eagle Ridge Drive
09/25	09/09/2025	9594	Altitude Community Law, P.C.	25,502.35-	V Legal Services
09/25	09/09/2025	9600	P.A. Ward	42.00-	V Refund 39 Angelica Cir 8395.02
09/25	09/09/2025	9614	Fattor Properties LLC	128.25-	V Refund 16 Little Phoenix 6986.03
09/25	09/09/2025	9652	Ryan Jacobs	40.50-	V Refund 142 Eagle Ridge 8473.03
09/25	09/03/2025	9721	Altitude Community Law, P.C.	1,614.00	Legal Services
09/25	09/03/2025	9722	Battlement Mesa Metro District	13,820.15	BMSA Labor by BMMD
09/25	09/03/2025	9723	G.P. Maintenance & Services LLC	780.00	Waterfall
09/25	09/03/2025	9724	G.V. Recreation Center	130.00	BMSA Monthly Meeting
09/25	09/03/2025	9725	Holy Cross Energy	124.91	Acct #267553002
09/25	09/03/2025	9726	Lush Green Landscapes	3,865.49	Tam Vill Front Yard Maint
09/25	09/03/2025	9727	Timberline Ace	14.11	Fence Painting Supplies
09/25	09/03/2025	9728	UNCC	20.15	Locates
09/25	09/03/2025	9729	Verizon	39.79	Telephone CE Officer
09/25	09/03/2025	9730	VistaWorks	675.00	Website Maint.
09/25	09/03/2025	9731	Waste Management - Carbondale	272.55	Dumpster Service
09/25	09/16/2025	9732	Battlement Mesa Metro District	50,902.64	Irrigation
09/25	09/16/2025	9733	Bruin Waste Management	14,474.28	Recycle
09/25	09/16/2025	9734	G.P. Maintenance & Services LLC	1,125.00	Waterfall
09/25	09/16/2025	9735	Holy Cross Energy	2,027.70	Acct #502469000
09/25	09/16/2025	9736	Jessica Lynn Studios	607.50	BMSA Newsletter Website
09/25	09/16/2025	9737	Lush Green Landscapes	17,833.00	Landscape Maint Contract
09/25	09/16/2025	9738	Timberline Ace	26.34	Bench material
09/25	09/16/2025	9739	Town of Parachute	1,467.73	Turkey Trail Park Irrigation
09/25	09/16/2025	9740	Valley Lumber Company	88.88	Bench material
09/25	09/30/2025	9741	Bruin Waste Management	522.50	Recycle
09/25	09/30/2025	9742	CO Dept of Revenue	1,130.00	Corp Income Tax 2024
09/25	09/30/2025	9743	Department of the Treasury	5,336.15	2024 Corporate Tax
09/25	09/30/2025	9744	G.P. Maintenance & Services LLC	1,245.00	Waterfall Maintenance
09/25	09/30/2025	9745	G.V. Recreation Center	150.00	BMSA Monthly Meeting
09/25	09/30/2025	9746	Grand Valley High School	150.00	Sponsorship GV Booster
09/25	09/30/2025	9747	Holy Cross Energy	359.83	Acct #500155700
09/25	09/30/2025	9748	Lush Green Landscapes	2,500.00	Right of Way Mowing
09/25	09/30/2025	9749	Holy Cross Energy	2,294.10	Acct #501298500
Grand Totals:				105,483.70	

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>OPERATING REVENUE</u>							
1-31-3100 COMMON ASSESSMENT	34,230.48	35,055.00	597,348.25	584,250.00	(13,098.25)	(2.2)	779,000.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMENT	.00	2,070.00	34,642.78	34,500.00	(142.78)	(.4)	46,000.00
1-31-3130 TRASH ASSESSMENT	.00	13,500.00	122,077.67	121,500.00	(577.67)	(.5)	162,000.00
1-31-3510 FINES & ATTORNEY FEES	1,082.00	2,160.00	24,943.60	19,520.00	(5,423.60)	(27.8)	26,000.00
1-31-3520 LATE FEES	582.36	830.00	5,998.03	7,510.00	1,511.97	20.1	10,000.00
1-31-6500 INTEREST	21.99	80.00	1,115.31	760.00	(355.31)	(46.8)	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	280.00	400.00	2,997.39	3,800.00	802.61	21.1	5,000.00
TOTAL OPERATING REVENUE	36,196.83	54,095.00	796,270.88	777,840.00	(18,430.88)	(2.4)	1,036,000.00
TOTAL FUND REVENUE	36,196.83	54,095.00	796,270.88	777,840.00	(18,430.88)	(2.4)	1,036,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>OPERATING EXPENDITURES</u>							
1-50-4040 AUDIT & TAX PREPARATION	.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	73,336.00	82,502.00	9,166.00	11.1	110,000.00
1-50-4060 TAM VIL MNGT & ACCTG	330.00	330.00	2,680.00	3,010.00	330.00	11.0	4,000.00
1-50-4070 COVENANT ENFORCEMENT SERVICE	1,900.00	1,900.00	15,400.00	17,300.00	1,900.00	11.0	23,000.00
1-50-4090 COMMUNITY RELATIONS	150.00	790.00	5,502.65	7,130.00	1,627.35	22.8	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	5,871.95	4,880.00	(991.95)	(20.3)	6,500.00
1-50-4110 NEWSLETTER EXPENSE	607.50	625.00	5,467.50	5,625.00	157.50	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	1,614.00	2,000.00	10,871.40	18,000.00	7,128.60	39.6	24,000.00
1-50-4350 MEMBERSHIP FEES	.00	150.00	1,320.00	1,350.00	30.00	2.2	1,800.00
1-50-4360 BANK CHARGES	405.65	580.00	6,204.93	5,260.00	(944.93)	(18.0)	7,000.00
1-50-4410 MEETING EXPENSE	280.00	125.00	3,095.75	1,125.00	(1,970.75)	(175.2)	1,500.00
1-50-4420 COMMITTEE EXPENSE	.00	80.00	.00	760.00	760.00	100.0	1,000.00
1-50-4450 POSTAGE/COPY/OFFICE SUPPLIES	552.16	830.00	7,608.11	7,510.00	(98.11)	(1.3)	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	160,497.00	160,501.00	4.00	.0	214,000.00
1-50-4601 T.V. IRRIGATION SYSTEM MAINT.	641.28	375.00	3,206.40	3,375.00	168.60	5.0	4,500.00
1-50-4602 COMMON AREA MAINT.	210.00	330.00	2,365.07	3,010.00	644.93	21.4	4,000.00
1-50-4605 RIGHT-OF-WAY/OPEN SPACE MAINT	2,500.00	2,000.00	19,112.75	18,000.00	(1,112.75)	(6.2)	24,000.00
1-50-4606 TREE TRIMMING/MAINTENANCE	.00	.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	3,779.03	4,000.00	14,425.33	19,000.00	4,574.67	24.1	19,000.00
1-50-4620 T.V. IRRIGATION SYS REPAIR/REP	100.95	.00	6,339.70	8,500.00	2,160.30	25.4	8,500.00
1-50-4630 TRAILS MAINTENANCE/REPAIR	.00	.00	.00	5,000.00	5,000.00	100.0	5,000.00
1-50-4640 BENCH MAINTENANCE	2,021.34	.00	2,910.46	1,000.00	(1,910.46)	(191.1)	1,000.00
1-50-4650 FENCE MAINTENANCE	582.99	2,000.00	7,932.15	7,000.00	(932.15)	(13.3)	9,000.00
1-50-4660 STREET LIGHT MAINTENANCE	.00	1,250.00	745.22	11,250.00	10,504.78	93.4	15,000.00
1-50-4665 UTILITY LOCATES	20.15	920.00	9,251.25	8,240.00	(1,011.25)	(12.3)	11,000.00
1-50-4670 STREET SIGN MAINTENANCE	211.64	.00	3,399.42	3,000.00	(399.42)	(13.3)	3,000.00
1-50-4680 WATERFALL MAINTENANCE	2,194.47	2,000.00	9,218.79	10,000.00	781.21	7.8	10,000.00
1-50-4700 IRRIGATION WATER	44,145.17	29,000.00	123,806.95	145,000.00	21,193.05	14.6	170,000.00
1-50-4710 IRRIGATION WATER - TAM VILLAGE	8,225.20	3,000.00	23,260.54	29,000.00	5,739.46	19.8	29,000.00
1-50-4720 TRASH SERVICE	13,200.00	13,166.00	107,453.40	118,502.00	11,048.60	9.3	158,000.00
1-50-4730 RECYCLE DUMPSTER	1,796.78	2,100.00	13,390.90	19,700.00	6,309.10	32.0	26,000.00

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	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740 TRASH DUMPSTER	272.55	200.00	2,135.91	1,900.00	(235.91)	(12.4)	2,500.00
1-50-4750 STREET LIGHT ELECTRICITY	2,419.66	2,400.00	22,851.19	21,800.00	(1,051.19)	(4.8)	29,000.00
1-50-4760 TELEPHONE	39.79	100.00	158.14	1,000.00	841.86	84.2	1,300.00
1-50-4810 STREET SWEEPING	.00	.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	699.49	450.00	3,993.08	4,150.00	156.92	3.8	5,500.00
1-50-4845 TRAILS LITTER PICKUP	962.50	160.00	4,880.16	1,520.00	(3,360.16)	(221.1)	2,000.00
1-50-7400 INCOME TAX	.00	80.00	.00	760.00	760.00	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	.00	80.00	461.15	760.00	298.85	39.3	1,000.00
TOTAL OPERATING EXPENDITURES	117,536.30	98,560.00	703,471.06	829,220.00	125,748.94	15.2	1,036,000.00
TOTAL FUND EXPENDITURES	117,536.30	98,560.00	703,471.06	829,220.00	125,748.94	15.2	1,036,000.00
NET REVENUE OVER EXPENDITURES	(81,339.47)	(44,465.00)	92,799.82	(51,380.00)	(144,179.82)	(280.6)	.00

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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 ASSESSMENT	.00	.00	8,100.00	8,100.00	.00	.0	10,800.00
2-33-3520 INTEREST	408.18	830.00	12,274.07	7,510.00	(4,764.07)	(63.4)	10,000.00
2-33-3550 MISC. RESERVE REVENUE	.00	80.00	.00	760.00	760.00	100.0	1,000.00
TOTAL RESERVE FUND REVENUE	408.18	910.00	20,374.07	16,370.00	(4,004.07)	(24.5)	21,800.00
TOTAL FUND REVENUE	408.18	910.00	20,374.07	16,370.00	(4,004.07)	(24.5)	21,800.00

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	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>RESERVE FUND EXPENDITURES</u>							
2-83-4640 FENCE IMPROVEMENTS	.00	2,000.00	2,569.81	9,000.00	6,430.19	71.5	10,000.00
2-83-4955 STREET SIGNS	.00	.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	2,000.00	1,852.88	13,000.00	11,147.12	85.8	14,000.00
TOTAL FUND EXPENDITURES	.00	2,000.00	1,852.88	13,000.00	11,147.12	85.8	14,000.00
NET REVENUE OVER EXPENDITURES	408.18	(1,090.00)	18,521.19	3,370.00	(15,151.19)	(449.6)	7,800.00