11/18/2025 APPROVED

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
10/25	10/14/2025	9750	360 Electric, LLC	5,300.85	Street Light Repairs
10/25	10/14/2025	9751	Altitude Community Law, P.C.	1,276.50	Legal Services
10/25	10/14/2025	9752	Battlement Mesa Metro District	74,816.78	BMSA Labor by BMMD
10/25	10/14/2025	9753	Bruin Waste Management	14,199.36	Recycle
10/25	10/14/2025	9754	Caleb Daniel & Shelby Rae Ealey	40.50	Refund 80 Cliff View Ln 8469.04
10/25	10/14/2025	9755	Edward Jones	2,700.00	Qrt4 2025
10/25	10/14/2025	9756	G.P. Maintenance & Services LLC	1,245.00	Waterfall Maintenance
10/25	10/14/2025	9757	Holy Cross Energy	1,774.17	Acct #165036301
10/25	10/14/2025	9758	Kearstin Pierce	690.00	Community Relations
10/25	10/14/2025	9759	Lush Green Landscapes	2,906.40	Tam Vill Irrigation System Maint.
10/25	10/14/2025	9760	Mountain Locating LLC	7,100.00	Locates
10/25	10/14/2025	9761	Project Works LLC	1,500.00	Tree Trimming Maint
10/25	10/14/2025	9762	Timberline Ace	35.62	Bench material
10/25	10/14/2025	9763	Town of Parachute	1,154.69	Turkey Trail Park Irrigation
10/25	10/14/2025	9764	UNCC	63.55	Locates
10/25	10/14/2025	9765	Verizon	39.82	Telephone CE Officer
10/25	10/14/2025	9766	VistaWorks	915.00	Website Maint.
10/25	10/14/2025	9767	Waste Management - Carbondale	272.98	Dumpster Service
10/25	10/28/2025	9768	Devan C. Williams	191.34	Refund 122 E Tamarack Cir
10/25	10/28/2025	9769	G.P. Maintenance & Services LLC	840.00	Bench Maintenance
10/25	10/28/2025	9770	Holy Cross Energy	2,315.40	Acct #501298500
10/25	10/28/2025	9771	Jessica Lynn Studios	607.50	BMSA Newsletter Website
10/25	10/28/2025	9772	Lush Green Landscapes	24,583.00	Right of Way Mowing
10/25	10/28/2025	9773	Taylor Prescott	195.25	Refund 70 Queen City Cir
Grand Totals:				144,763.71	

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
OCTOBER 31, 2025

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		(12,886.57)	
1-1015	XPRESS DEPOSIT ACCOUNT		(592.93)	
1-1025	MOUNTAIN MONEY MARKET		2,610.25	
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		77,368.03	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		7,310.63	
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			117,390.39
	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		(1,593.15)	
	TOTAL LIABILITIES			33,113.71
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(36,291.86)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	120,568.54		
	BALANCE - CURRENT DATE		120,568.54	
	TOTAL OWNER EQUITY			84,276.68
	TOTAL LIABILITIES AND EQUITY			117,390.39

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
OCTOBER 31, 2025

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		374,312.81	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		94,164.25	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			600,891.88
	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	21,839.94		
	BALANCE - CURRENT DATE		21,839.94	
	TOTAL OWNER EQUITY			600,683.88
	TOTAL LIABILITIES AND EQUITY			600,891.88

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 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	112,694.46	124,640.00	710,042.71	708,890.00	(1,152.71)	(.2)	779,000.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	11,565.58	7,360.00	46,208.36	41,860.00	(4,348.36)	(10.4)	46,000.00
1-31-3130	TRASH ASSESSMENT	40,556.82	13,500.00	162,634.49	135,000.00	(27,634.49)	(20.5)	162,000.00
1-31-3510	FINES & ATTORNEY FEES	1,139.50	2,160.00	26,083.10	21,680.00	(4,403.10)	(20.3)	26,000.00
1-31-3520	LATE FEES	1,089.50	830.00	7,087.53	8,340.00	1,252.47	15.0	10,000.00
1-31-6500	INTEREST	20.44	80.00	1,135.75	840.00	(295.75)	(35.2)	1,000.00
1-31-6550	COMCAST FRANCHISE FEE	2,325.87	1,000.00	9,473.72	7,000.00	(2,473.72)	(35.3)	7,000.00
1-31-7000	MISCELLANEOUS REVENUES	360.00	400.00	3,357.39	4,200.00	842.61	20.1	5,000.00
	TOTAL OPERATING REVENUE	169,752.17	149,970.00	966,023.05	927,810.00	(38,213.05)	(4.1)	1,036,000.00
	TOTAL FUND REVENUE	169,752.17	149,970.00	966,023.05	927,810.00	(38,213.05)	(4.1)	1,036,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

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	.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	82,502.00	91,668.00	9,166.00	10.0	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	3,010.00	3,340.00	330.00	9.9	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	1,900.00	1,900.00	17,300.00	19,200.00	1,900.00	9.9	23,000.00
1-50-4090	COMMUNITY RELATIONS	792.85	790.00	6,295.50	7,920.00	1,624.50	20.5	9,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	4,241.31	.00	(4,241.31)	.0	.00
1-50-4100	WEBSITE EXPENSE	915.00	540.00	6,786.95	5,420.00	(1,366.95)	(25.2)	6,500.00
1-50-4110	NEWSLETTER EXPENSE	607.50	625.00	6,075.00	6,250.00	175.00	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	1,276.50	2,000.00	12,147.90	20,000.00	7,852.10	39.3	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,320.00	1,500.00	180.00	12.0	1,800.00
1-50-4360	BANK CHARGES	346.83	580.00	6,551.76	5,840.00	(711.76)	(12.2)	7,000.00
1-50-4410	MEETING EXPENSE	.00	125.00	3,095.75	1,250.00	(1,845.75)	(147.7)	1,500.00
1-50-4420	COMMITTEE EXPENSE	.00	80.00	.00	840.00	840.00	100.0	1,000.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	878.22	830.00	8,486.33	8,340.00	(146.33)	(1.8)	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	178,330.00	178,334.00	4.00	.0	214,000.00
1-50-4601	T.V. IRRIGATION SYSTEM MAINT.	641.28	375.00	3,847.68	3,750.00	(97.68)	(2.6)	4,500.00
1-50-4602	COMMON AREA MAINT.	105.00	330.00	2,470.07	3,340.00	869.93	26.1	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	6,750.00	2,000.00	25,862.75	20,000.00	(5,862.75)	(29.3)	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	1,500.00	2,000.00	1,513.00	8,000.00	6,487.00	81.1	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	2,024.59	.00	16,449.92	19,000.00	2,550.08	13.4	19,000.00
1-50-4620	T.V. IRRIGATION SYS REPAIR/REP	392.32	.00	6,732.02	8,500.00	1,767.98	20.8	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	127.50	.00	127.50	5,000.00	4,872.50	97.5	5,000.00
1-50-4640	BENCH MAINTENANCE	1,498.12	.00	4,408.58	1,000.00	(3,408.58)	(340.9)	1,000.00
1-50-4650	FENCE MAINTENANCE	.00	2,000.00	7,932.15	9,000.00	1,067.85	11.9	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	.00	1,250.00	745.22	12,500.00	11,754.78	94.0	15,000.00
1-50-4665	UTILITY LOCATES	7,163.55	920.00	16,414.80	9,160.00	(7,254.80)	(79.2)	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	5,300.85	.00	8,700.27	3,000.00	(5,700.27)	(190.0)	3,000.00
1-50-4680	WATERFALL MAINTENANCE	2,010.49	.00	11,229.28	10,000.00	(1,229.28)	(12.3)	10,000.00
1-50-4700	IRRIGATION WATER	41,235.10	25,000.00	165,042.05	170,000.00	4,957.95	2.9	170,000.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	6,484.30	.00	29,744.84	29,000.00	(744.84)	(2.6)	29,000.00
1-50-4720	TRASH SERVICE	13,200.00	13,166.00	120,653.40	131,668.00	11,014.60	8.4	158,000.00
1-50-4730	RECYCLE DUMPSTER	999.36	2,100.00	14,390.26	21,800.00	7,409.74	34.0	26,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740	TRASH DUMPSTER	272.98	200.00	2,408.89	2,100.00	(308.89)	(14.7)	2,500.00
1-50-4750	STREET LIGHT ELECTRICITY	2,422.29	2,400.00	25,273.48	24,200.00	(1,073.48)	(4.4)	29,000.00
1-50-4760	TELEPHONE	39.82	100.00	197.96	1,100.00	902.04	82.0	1,300.00
1-50-4810	STREET SWEEPING	15,000.00	.00	15,000.00	15,000.00	.00	.0	15,000.00
1-50-4835	TRAILS SNOW REMOVAL	.00	800.00	1,600.00	3,200.00	1,600.00	50.0	4,500.00
1-50-4840	STREET LITTER PICKUP	367.50	450.00	4,360.58	4,600.00	239.42	5.2	5,500.00
1-50-4845	TRAILS LITTER PICKUP	402.50	160.00	5,282.66	1,680.00	(3,602.66)	(214.4)	2,000.00
1-50-7400	INCOME TAX	.00	80.00	.00	840.00	840.00	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	840.00	378.85	45.1	1,000.00
	TOTAL OPERATING EXPENDITURES	141,983.45	88,360.00	845,454.51	917,580.00	72,125.49	7.9	1,036,000.00
	TOTAL FUND EXPENDITURES	141,983.45	88,360.00	845,454.51	917,580.00	72,125.49	7.9	1,036,000.00
	NET REVENUE OVER EXPENDITURES	27,768.72	61,610.00	120,568.54	10,230.00	(110,338.54)	(1078.6)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 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	2,700.00	2,700.00	10,800.00	10,800.00	.00	.0	10,800.00
2-33-3520	INTEREST	618.75	830.00	12,892.82	8,340.00	(4,552.82)	(54.6)	10,000.00
2-33-3550	MISC. RESERVE REVENUE	.00	80.00	.00	840.00	840.00	100.0	1,000.00
	TOTAL RESERVE FUND REVENUE	3,318.75	3,610.00	23,692.82	19,980.00	(3,712.82)	(18.6)	21,800.00
	TOTAL FUND REVENUE	3,318.75	3,610.00	23,692.82	19,980.00	(3,712.82)	(18.6)	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 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	1,000.00	2,569.81	10,000.00	7,430.19	74.3	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	1,000.00	1,852.88	14,000.00	12,147.12	86.8	14,000.00
	TOTAL FUND EXPENDITURES	.00	1,000.00	1,852.88	14,000.00	12,147.12	86.8	14,000.00
	NET REVENUE OVER EXPENDITURES	3,318.75	2,610.00	21,839.94	5,980.00	(15,859.94)	(265.2)	7,800.00