APPROVED

12/16/2025

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
NOVEMBER 30, 2025

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING		(37,433.75)	
1-1015	XPRESS DEPOSIT ACCOUNT		(122.61)	
1-1025	MOUNTAIN MONEY MARKET		2,613.15	
1-1060	ALPINE - ARCHITECTURAL ESCROW		35,220.00	
1-1070	WORKING CASH		301.00	
1-1080	PETTY CASH		50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS		69,041.94	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		5,740.50	
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			79,920.21

LIABILITIES AND EQUITY

LIABILITIES

1-2050	ACCOUNTS PAYABLE		(95.14)	
1-2060	CONSTRUCTION DEPOSITS		30,820.00	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(1,593.15)	
	TOTAL LIABILITIES			29,613.71

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)		(36,291.86)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	86,598.36		
	BALANCE - CURRENT DATE		86,598.36	
	TOTAL OWNER EQUITY			50,306.50
	TOTAL LIABILITIES AND EQUITY			79,920.21

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
NOVEMBER 30, 2025

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		374,312.81	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		96,708.10	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			603,435.73
	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	24,383.79		
	BALANCE - CURRENT DATE		24,383.79	
	TOTAL OWNER EQUITY			603,227.73
	TOTAL LIABILITIES AND EQUITY			603,435.73

GL Period	Check Issue Date	Check Number	Payee	Check Amount		
11/25	11/12/2025	228	James C. Martinez	3,500.00	M	Refund 52 Hogan Cir
11/25	11/10/2025	9774	Altitude Community Law, P.C.	2,454.00		Legal Services
11/25	11/10/2025	9775	Battlement Mesa Metro District	13,857.48		BMSA Labor by BMMD
11/25	11/10/2025	9776	Bruin Waste Management	14,398.72		Recycle
11/25	11/10/2025	9777	G.P. Maintenance & Services LLC	255.00		Bench Maintenance
11/25	11/10/2025	9778	Holy Cross Energy	1,241.97		Acct #165036301
11/25	11/10/2025	9779	Jean's Printing	107.37		Maps
11/25	11/10/2025	9780	Lush Green Landscapes	1,441.28		Snow Retainer
11/25	11/10/2025	9781	Town of Parachute	237.93		Turkey Trail Park Irrigation
11/25	11/10/2025	9782	UNCC	21.70		Locates
11/25	11/10/2025	9783	Verizon	79.65		Telephone CE Officer
11/25	11/10/2025	9784	VistaWorks	1,095.00		Website Maint.
11/25	11/10/2025	9785	Waste Management - Carbondale	272.48		Dumpster Service
11/25	11/14/2025	9786	Vashus Insurance Agency	7,925.90		Insurance D&O
11/25	11/24/2025	9787	G.P. Maintenance & Services LLC	1,583.46		Waterfall Maintenance
11/25	11/24/2025	9788	G.V. Recreation Center	212.00		BMSA Committee Meeting
11/25	11/24/2025	9789	Holy Cross Energy	2,315.29		Acct #501298500
11/25	11/24/2025	9790	Jessica Lynn Studios	607.50		BMSA Newsletter Website
11/25	11/24/2025	9791	Leona Mayo	179.17		Refund 22 W Bonanza Pl
11/25	11/24/2025	9792	Lush Green Landscapes	17,833.00		Landscape Maint Contract
11/25	11/24/2025	9793	Petty Cash	42.87		Reimburse Petty Cash Fund
11/25	11/24/2025	9794	Timberline Ace	85.56		Refund
	Grand Totals:			69,747.33		

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 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	169.49	35,055.00	742,436.53	743,945.00	1,508.47	.2	779,000.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	.00	2,070.00	46,201.97	43,930.00	(2,271.97)	(5.2)	46,000.00
1-31-3130	TRASH ASSESSMENT	.00	13,500.00	162,629.63	148,500.00	(14,129.63)	(9.5)	162,000.00
1-31-3510	FINES & ATTORNEY FEES	.00	2,160.00	26,283.10	23,840.00	(2,443.10)	(10.3)	26,000.00
1-31-3520	LATE FEES	.00	830.00	7,989.76	9,170.00	1,180.24	12.9	10,000.00
1-31-6500	INTEREST	4.94	80.00	1,140.69	920.00	(220.69)	(24.0)	1,000.00
1-31-6550	COMCAST FRANCHISE FEE	.00	.00	9,473.72	7,000.00	(2,473.72)	(35.3)	7,000.00
1-31-7000	MISCELLANEOUS REVENUES	200.00	400.00	3,557.39	4,600.00	1,042.61	22.7	5,000.00
	TOTAL OPERATING REVENUE	374.43	54,095.00	999,712.79	981,905.00	(17,807.79)	(1.8)	1,036,000.00
	TOTAL FUND REVENUE	374.43	54,095.00	999,712.79	981,905.00	(17,807.79)	(1.8)	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	.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	91,668.00	100,834.00	9,166.00	9.1	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	3,340.00	3,670.00	330.00	9.0	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	1,900.00	1,900.00	19,200.00	21,100.00	1,900.00	9.0	23,000.00
1-50-4090	COMMUNITY RELATIONS	.00	790.00	6,295.50	8,710.00	2,414.50	27.7	9,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	4,241.31	.00	(4,241.31)	.0	.00
1-50-4100	WEBSITE EXPENSE	1,095.00	540.00	7,881.95	5,960.00	(1,921.95)	(32.3)	6,500.00
1-50-4110	NEWSLETTER EXPENSE	607.50	625.00	6,682.50	6,875.00	192.50	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	7,925.90	.00	7,925.90	1,500.00	(6,425.90)	(428.4)	1,500.00
1-50-4300	LEGAL SERVICES	2,454.00	2,000.00	14,601.90	22,000.00	7,398.10	33.6	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,320.00	1,650.00	330.00	20.0	1,800.00
1-50-4360	BANK CHARGES	1,217.95	580.00	7,769.71	6,420.00	(1,349.71)	(21.0)	7,000.00
1-50-4410	MEETING EXPENSE	212.00	125.00	3,307.75	1,375.00	(1,932.75)	(140.6)	1,500.00
1-50-4420	COMMITTEE EXPENSE	.00	80.00	.00	920.00	920.00	100.0	1,000.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	1,900.53	830.00	10,386.86	9,170.00	(1,216.86)	(13.3)	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	196,163.00	196,167.00	4.00	.0	214,000.00
1-50-4601	T.V. IRRIGATION SYSTEM MAINT.	641.28	375.00	4,488.96	4,125.00	(363.96)	(8.8)	4,500.00
1-50-4602	COMMON AREA MAINT.	157.50	330.00	2,627.57	3,670.00	1,042.43	28.4	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	.00	2,000.00	25,862.75	22,000.00	(3,862.75)	(17.6)	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	.00	.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	252.43	.00	16,702.35	19,000.00	2,297.65	12.1	19,000.00
1-50-4620	T.V. IRRIGATION SYS REPAIR/REP	1,472.61	.00	8,204.63	8,500.00	295.37	3.5	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	.00	.00	127.50	5,000.00	4,872.50	97.5	5,000.00
1-50-4640	BENCH MAINTENANCE	255.00	.00	4,663.58	1,000.00	(3,663.58)	(366.4)	1,000.00
1-50-4650	FENCE MAINTENANCE	.00	.00	7,932.15	9,000.00	1,067.85	11.9	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	5,300.85	1,250.00	6,046.07	13,750.00	7,703.93	56.0	15,000.00
1-50-4665	UTILITY LOCATES	21.70	920.00	16,436.50	10,080.00	(6,356.50)	(63.1)	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	(5,197.52)	.00	3,502.75	3,000.00	(502.75)	(16.8)	3,000.00
1-50-4680	WATERFALL MAINTENANCE	975.62	.00	12,204.90	10,000.00	(2,204.90)	(22.1)	10,000.00
1-50-4700	IRRIGATION WATER	237.93	.00	165,279.98	170,000.00	4,720.02	2.8	170,000.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	.00	.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	133,853.40	144,834.00	10,980.60	7.6	158,000.00
1-50-4730	RECYCLE DUMPSTER	1,198.72	2,100.00	15,588.98	23,900.00	8,311.02	34.8	26,000.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740	TRASH DUMPSTER	272.48	200.00	2,681.37	2,300.00	(381.37)	(16.6)	2,500.00
1-50-4750	STREET LIGHT ELECTRICITY	2,422.29	2,400.00	27,695.77	26,600.00	(1,095.77)	(4.1)	29,000.00
1-50-4760	TELEPHONE	79.65	100.00	277.61	1,200.00	922.39	76.9	1,300.00
1-50-4810	STREET SWEEPING	.00	.00	15,000.00	15,000.00	.00	.0	15,000.00
1-50-4835	TRAILS SNOW REMOVAL	800.00	800.00	2,400.00	4,000.00	1,600.00	40.0	4,500.00
1-50-4840	STREET LITTER PICKUP	507.50	450.00	4,868.08	5,050.00	181.92	3.6	5,500.00
1-50-4845	TRAILS LITTER PICKUP	420.00	160.00	5,702.66	1,840.00	(3,862.66)	(209.9)	2,000.00
1-50-7400	INCOME TAX	.00	80.00	.00	920.00	920.00	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	920.00	458.85	49.9	1,000.00
	TOTAL OPERATING EXPENDITURES	67,659.92	59,360.00	913,114.43	976,940.00	63,825.57	6.5	1,036,000.00
	TOTAL FUND EXPENDITURES	67,659.92	59,360.00	913,114.43	976,940.00	63,825.57	6.5	1,036,000.00
	NET REVENUE OVER EXPENDITURES	(67,285.49)	(5,265.00)	86,598.36	4,965.00	(81,633.36)	(1644.2)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 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	10,800.00	10,800.00	.00	.0	10,800.00
2-33-3520	INTEREST	2,543.85	830.00	15,436.67	9,170.00	(6,266.67)	(68.3)	10,000.00
2-33-3550	MISC. RESERVE REVENUE	.00	80.00	.00	920.00	920.00	100.0	1,000.00
	TOTAL RESERVE FUND REVENUE	2,543.85	910.00	26,236.67	20,890.00	(5,346.67)	(25.6)	21,800.00
	TOTAL FUND REVENUE	2,543.85	910.00	26,236.67	20,890.00	(5,346.67)	(25.6)	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 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	.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	.00	1,852.88	14,000.00	12,147.12	86.8	14,000.00
	TOTAL FUND EXPENDITURES	.00	.00	1,852.88	14,000.00	12,147.12	86.8	14,000.00
	NET REVENUE OVER EXPENDITURES	2,543.85	910.00	24,383.79	6,890.00	(17,493.79)	(253.9)	7,800.00