

**APPROVED**  
march 17, 2020

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
FEBRUARY 29, 2020

BMSA OPERATING FUND

| <u>ASSETS</u>                 |   |                   |
|-------------------------------|---|-------------------|
| 1-1010                        | ALPINE BANK -- CHECKING                                   | 207,684.35        |
| 1-1060                        | ALPINE - ARCHITECTURAL ESCROW                             | 16,209.43         |
| 1-1070                        | WORKING CASH  | 300.00            |
| 1-1080                        | PETTY CASH  | 50.00             |
| 1-1150                        | ACCOUNTS RECEIVABLE - ASSESS                              | 40,623.53         |
| 1-1151                        | ACCOUNTS RECEIVABLE                                       | 2,844.56          |
| 1-1155                        | A/R -- TAMARISK VILLAGE                                   | 6,200.69          |
| 1-1156                        | TAMARISK VILLAGE OVER/UNDER                               | 985.22            |
| 1-1165                        | ACCOUNTS RECEIVABLE - NSF                                 | 2,142.50          |
| 1-1166                        | ALLOWANCE FOR DOUBTFUL ACCTS                              | ( 33,384.58)      |
| 1-1170                        | A/R INCOME TAX  | 279.00            |
| 1-1550                        | LAND  | 100.00            |
|                               | TOTAL ASSETS  | <u>244,034.70</u> |
| <u>LIABILITIES AND EQUITY</u> |   |                   |
| <u>LIABILITIES</u>            |   |                   |
| 1-2059                        | ACCTS PAYABLE TO RESERVE FUND                             | 65,431.90         |
| 1-2060                        | CONSTRUCTION DEPOSITS                                     | 18,172.00         |
| 1-2220                        | PREPAID ASSESSMENTS                                       | 78,381.53         |
|                               | TOTAL LIABILITIES   | <u>161,985.43</u> |
| <u>OWNER EQUITY</u>           |   |                   |
| 1-2800                        | ACCUMULATED EQUITY (DEFICIT)                              | ( 15,858.29)      |
|                               | UNAPPROPRIATED FUND BALANCE:<br>REVENUE/EXPENDITURE - YTD | <u>97,907.56</u>  |
|                               | BALANCE - CURRENT DATE                                    | <u>97,907.56</u>  |
|                               | TOTAL OWNER EQUITY  | 82,049.27         |
|                               | TOTAL LIABILITIES AND EQUITY                              | <u>244,034.70</u> |

BATTLEMENT MESA SERVICE ASSOC

BALANCE SHEET

FEBRUARY 29, 2020

BMSA RESERVE FUND

ASSETS

|        |                                |            |
|--------|--------------------------------|------------|
| 2-1020 | EDWARD JONES -- CD 1           | 289,000.00 |
| 2-1030 | EDWARD JONES -- MM 1           | 250,227.56 |
| 2-1031 | EJ BOOK TO MARKET ADJUSTMENT 1 | 61.91      |
| 2-1550 | ACCTS RECEIVABLE FROM OP FUND  | 65,431.90  |
| 2-1560 | STREET LIGHT POLE INVENTORY    | 38,000.00  |
| 2-1570 | LAND 8935 C.R. 300             | 49,214.82  |

TOTAL ASSETS

691,936.19

LIABILITIES AND EQUITY

OWNER EQUITY

|        |                               |               |
|--------|-------------------------------|---------------|
| 2-2800 | ACCUMULATED EQUITY (DEFICIT)  | ( 241,713.03) |
| 2-2850 | GENERAL RESERVE - REPLACEMENT | 451,021.00    |
| 2-2860 | GENERAL RESERVE - CAPITAL     | 422,952.83    |

UNAPPROPRIATED FUND BALANCE:  
REVENUE/EXPENDITURE - YTD

59,675.39

BALANCE - CURRENT DATE

59,675.39

TOTAL OWNER EQUITY

691,936.19

TOTAL LIABILITIES AND EQUITY

691,936.19

BATTLEMENT MESA SERVICE ASSOC  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 2 MONTHS ENDING FEBRUARY 29, 2020

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              | 37,369.37        | 31,962.00        | 158,582.33        | 141,962.00        | ( 16,620.33)        | ( 11.7)       | 695,700.00        |
| 1-31-3120 TAM VILL FRONT LAWN ASSESSMENT | .00              | .00              | 9,735.00          | 9,875.00          | 140.00              | 1.4           | 39,500.00         |
| 1-31-3130 TRASH ASSESSMENT               | ( .24)           | .00              | 39,990.26         | 40,000.00         | 9.74                | .0            | 160,000.00        |
| 1-31-3510 FINES & ATTORNEY FEES          | 2,577.30         | 2,300.00         | 2,877.30          | 5,000.00          | 2,122.70            | 42.5          | 28,000.00         |
| 1-31-3520 LATE FEES                      | 473.37           | 750.00           | 1,414.59          | 1,500.00          | 85.41               | 5.7           | 9,000.00          |
| 1-31-6500 INTEREST                       | 2.16             | 8.00             | 4.71              | 20.00             | 15.29               | 76.5          | 100.00            |
| 1-31-6550 COMCAST FRANCHISE FEE          | .00              | .00              | 1,783.79          | .00               | ( 1,783.79)         | .0            | 8,000.00          |
| 1-31-7000 MISCELLANEOUS REVENUES         | 240.00           | 420.00           | 440.00            | 840.00            | 400.00              | 47.6          | 5,000.00          |
| <b>TOTAL OPERATING REVENUE</b>           | <b>40,661.96</b> | <b>35,440.00</b> | <b>214,827.98</b> | <b>199,197.00</b> | <b>( 15,630.98)</b> | <b>( 7.9)</b> | <b>945,300.00</b> |
| <b>TOTAL FUND REVENUE</b>                | <b>40,661.96</b> | <b>35,440.00</b> | <b>214,827.98</b> | <b>199,197.00</b> | <b>( 15,630.98)</b> | <b>( 7.9)</b> | <b>945,300.00</b> |

BATTLEMENT MESA SERVICE ASSOC  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2020

BMSA OPERATING FUND

|                               | PERIOD ACTUAL | PERIOD BUDGET | YTD ACTUAL | YTD BUDGET | YTD VARIANCE | YTD VARIANCE | ANNUAL BUDGET |
|-------------------------------|---------------|---------------|------------|------------|--------------|--------------|---------------|
| <b>OPERATING EXPENDITURES</b> |               |               |            |            |              |              |               |
| 1-50-4040                     | .00           | .00           | .00        | .00        | .00          | .00          | 14,000.00     |
| 1-50-4050                     | 9,000.00      | 9,000.00      | 9,000.00   | 18,000.00  | 9,000.00     | 50.0         | 108,000.00    |
| 1-50-4060                     | 583.00        | 583.00        | 583.00     | 1,166.00   | 583.00       | 50.0         | 7,000.00      |
| 1-50-4070                     | 1,665.00      | 1,665.00      | 1,665.00   | 3,330.00   | 1,665.00     | 50.0         | 20,000.00     |
| 1-50-4075                     | 180.00        | 84.00         | 180.00     | 168.00     | ( 12.00)     | ( 7.1)       | 1,000.00      |
| 1-50-4090                     | 500.00        | 625.00        | 500.00     | 1,250.00   | 750.00       | 60.0         | 7,500.00      |
| 1-50-4100                     | 400.00        | 500.00        | 800.00     | 1,000.00   | 200.00       | 20.0         | 6,000.00      |
| 1-50-4110                     | 598.25        | 625.00        | 1,196.50   | 1,250.00   | 53.50        | 4.3          | 7,500.00      |
| 1-50-4280                     | .00           | .00           | .00        | .00        | .00          | .0           | 15,000.00     |
| 1-50-4281                     | .00           | .00           | .00        | .00        | .00          | .0           | 1,500.00      |
| 1-50-4300                     | 10,065.80     | 2,500.00      | 10,065.80  | 5,000.00   | ( 5,065.80)  | ( 101.3)     | 30,000.00     |
| 1-50-4350                     | .00           | 100.00        | 1,000.00   | 1,100.00   | 100.00       | 9.1          | 1,400.00      |
| 1-50-4360                     | 589.96        | 250.00        | 984.85     | 500.00     | ( 484.85)    | ( 97.0)      | 3,000.00      |
| 1-50-4410                     | 114.00        | 210.00        | 266.00     | 420.00     | 154.00       | 36.7         | 2,500.00      |
| 1-50-4420                     | 24.15         | 84.00         | 24.15      | 168.00     | 143.85       | 85.6         | 1,000.00      |
| 1-50-4450                     | 340.28        | 625.00        | 340.28     | 1,250.00   | 909.72       | 72.8         | 7,500.00      |
| 1-50-4510                     | .00           | .00           | .00        | .00        | .00          | .0           | 1,300.00      |
| 1-50-4600                     | .00           | .00           | .00        | .00        | .00          | .0           | 191,500.00    |
| 1-50-4601                     | .00           | .00           | .00        | .00        | .00          | .0           | 4,500.00      |
| 1-50-4604                     | .00           | .00           | .00        | .00        | .00          | .0           | 500.00        |
| 1-50-4605                     | .00           | .00           | .00        | .00        | .00          | .0           | 26,000.00     |
| 1-50-4606                     | .00           | .00           | 4,000.00   | 4,000.00   | .00          | .0           | 8,000.00      |
| 1-50-4608                     | .00           | .00           | .00        | .00        | .00          | .0           | 15,500.00     |
| 1-50-4610                     | 219.47        | .00           | 219.47     | .00        | ( 219.47)    | .0           | 10,000.00     |
| 1-50-4620                     | 94.59         | .00           | 94.59      | .00        | ( 94.59)     | .0           | 5,000.00      |
| 1-50-4630                     | 173.10        | .00           | 173.10     | .00        | ( 173.10)    | .0           | 4,000.00      |
| 1-50-4640                     | .00           | .00           | .00        | .00        | .00          | .0           | 1,000.00      |
| 1-50-4650                     | .00           | .00           | .00        | .00        | .00          | .0           | 7,000.00      |
| 1-50-4660                     | 17.88         | 1,000.00      | 327.00     | 2,000.00   | 1,673.00     | 83.7         | 12,000.00     |
| 1-50-4665                     | 60.60         | 550.00        | 17.88      | 1,100.00   | 1,082.12     | 98.4         | 7,000.00      |
| 1-50-4670                     | 19.07         | .00           | 60.60      | 1,000.00   | 939.40       | 93.9         | 2,500.00      |
| 1-50-4700                     | 57.95         | .00           | 19.07      | .00        | ( 19.07)     | .0           | 10,000.00     |
| 1-50-4710                     | .00           | .00           | 57.95      | .00        | ( 57.95)     | .0           | 125,000.00    |
| 1-50-4720                     | 12,969.00     | 13,100.00     | 25,938.00  | 27,000.00  | 1,062.00     | 3.9          | 158,000.00    |
| 1-50-4730                     | 1,800.00      | 1,900.00      | 3,600.00   | 4,000.00   | 400.00       | 10.0         | 23,000.00     |

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 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2020

BMSA OPERATING FUND

|                                    | PERIOD ACTUAL | PERIOD BUDGET | YTD ACTUAL | YTD BUDGET | YTD VARIANCE | YTD VARIANCE | YTD VARIANCE | ANNUAL BUDGET |
|------------------------------------|---------------|---------------|------------|------------|--------------|--------------|--------------|---------------|
| 1-50-4740 TRASH DUMPSTER           | 107.85        | 250.00        | 215.89     | 500.00     | 284.11       | 56.8         | 56.8         | 3,000.00      |
| 1-50-4750 STREET LIGHT ELECTRICITY | 2,262.45      | 2,250.00      | 2,262.45   | 4,500.00   | 2,237.55     | 49.7         | 49.7         | 27,000.00     |
| 1-50-4760 TELEPHONE                | 96.17         | 100.00        | 192.96     | 200.00     | 7.04         | 3.5          | 3.5          | 1,200.00      |
| 1-50-4810 STREET SWEEPING          | .00           | 1,250.00      | .00        | 2,500.00   | 2,500.00     | 100.0        | 100.0        | 15,000.00     |
| 1-50-4835 TRAILS SNOW REMOVAL      | .00           | 800.00        | 800.00     | 1,800.00   | 1,000.00     | 55.6         | 55.6         | 5,000.00      |
| 1-50-4840 STREET LITTER PICKUP     | 1,040.00      | 1,040.00      | 2,080.00   | 2,100.00   | 20.00        | 1.0          | 1.0          | 12,500.00     |
| 1-50-4845 TRAILS LITTER PICKUP     | 125.00        | 290.00        | 250.00     | 580.00     | 330.00       | 56.9         | 56.9         | 3,500.00      |
| 1-50-7400 INCOME TAX               | .00           | .00           | .00        | 575.00     | 575.00       | 100.0        | 100.0        | 2,300.00      |
| 1-50-7500 BAD DEBTS - WRITE OFF    | .00           | .00           | .00        | 1,000.00   | 1,000.00     | 100.0        | 100.0        | 5,000.00      |
| 1-50-9999 MISC OPERATING EXPENSE   | 5.88          | 8.00          | 5.88       | 20.00      | 14.12        | 70.6         | 70.6         | 100.00        |
| TOTAL OPERATING EXPENDITURES       | 43,109.45     | 39,389.00     | 66,920.42  | 87,477.00  | 20,556.58    | 23.5         | 23.5         | 945,300.00    |
| NON-OPERATING EXPENDITURES         |               |               |            |            |              |              |              |               |
| 1-91-7120 TRANSFER TO RESERVE FUND | .00           | .00           | 50,000.00  | .00        | ( 50,000.00) | .0           | .0           | .00           |
| TOTAL NON-OPERATING EXPENDITURES   | .00           | .00           | 50,000.00  | .00        | ( 50,000.00) | .0           | .0           | .00           |
| TOTAL FUND EXPENDITURES            | 43,109.45     | 39,389.00     | 116,920.42 | 87,477.00  | ( 29,443.42) | ( 33.7)      | ( 33.7)      | 945,300.00    |
| NET REVENUE OVER EXPENDITURES      | ( 2,447.49)   | ( 3,949.00)   | 97,907.56  | 111,720.00 | 13,812.44    | 12.4         | 12.4         | .00           |

BATTLEMENT MESA SERVICE ASSOC  
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 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2020

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                         | .00           | .00           | 7,575.00   | 7,575.00   | .00          | .0           | 30,300.00     |
| 2-33-3520                         | .00           | 750.00        | 1,246.77   | 1,500.00   | 253.23       | 16.9         | 9,000.00      |
| 2-33-3530                         | 51,086.96     | .00           | 50,853.62  | .00        | ( 50,853.62) | .0           | .00           |
|                                   | 51,086.96     | 750.00        | 59,675.39  | 9,075.00   | ( 50,600.39) | ( 557.6)     | 39,300.00     |
| <u>TOTAL RESERVE FUND REVENUE</u> |               |               |            |            |              |              |               |
|                                   | 51,086.96     | 750.00        | 59,675.39  | 9,075.00   | ( 50,600.39) | ( 557.6)     | 39,300.00     |

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 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2020

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 MEDIAN IMPROVEMENTS    | .00           | .00           | .00        | .00        | .00          | .0           | 30,000.00     |
| 2-83-4640 FENCE IMPROVEMENTS     | .00           | .00           | .00        | .00        | .00          | .0           | 15,000.00     |
| TOTAL RESERVE FUND EXPENDITUR    | .00           | .00           | .00        | .00        | .00          | .0           | 45,000.00     |
| TOTAL FUND EXPENDITURES          | .00           | .00           | .00        | .00        | .00          | .0           | 45,000.00     |
| NET REVENUE OVER EXPENDITURES    | 51,086.96     | 750.00        | 59,675.39  | 9,075.00   | ( 50,600.39) | ( 557.6)     | ( 5,700.00)   |