Battlement Mesa Service Association

2026 Final Budget		**2023/14**		**2024/14**		**2025**		**2025/11**		**2026**
APPROVED 12/16/2025		**Actual**		**Actual**		**Budget**		**Actual**		**Budget**
Operating Revenues										
Common Assessment	$	751,332	$	759,761	$	779,000	$	742,437	$	926,246
Tamarisk Village Front Lawn Assessment	$	38,905	$	38,935	$	46,000	$	46,202	$	51,404
Tamarisk Village FY Over/Under	$	6,951	$	12,069	$	-	$	-	$	-
Trash Assessment	$	160,034	$	161,494	$	162,000	$	162,630	$	175,140
Fines & Attorney Fees	$	31,719	$	13,465	$	26,000	$	26,283	$	30,000
Late Fees	$	10,711	$	12,991	$	10,000	$	7,990	$	10,000
Transfer from Reserve	$	-	$	-	$	-	$	-	$	-
Interest	$	734	$	1,480	$	1,000	$	1,141	$	1,750
Comcast Franchise Fee	$	7,839	$	9,261	$	7,000	$	9,474	$	9,000
Miscellaneous Revenues	$	6,340	$	6,547	$	5,000	$	3,557	$	5,000
Total Operating Revenues	**$**	**1,014,564**	**$**	**1,016,004**	**$**	**1,036,000**	**$**	**999,713**	**$**	**1,208,540**

Operating Expenditures		**2023/14**		**2024/14**		**2025**		**2025/11**		**2026**
Administrative		**Actual**		**Actual**		**Budget**		**Actual**		**Budget**
Audit & Tax Preparation	$	15,500	$	17,000	$	17,000	$	17,850	$	18,250
Management & Accounting	$	110,000	$	109,993	$	110,000	$	91,668	$	110,000
Commons Area Insurance	$	14,085	$	15,005	$	14,500	$	-	$	34,980
Directors & Officers Insurance	$	1,416	$	1,410	$	1,500	$	7,926	$	7,300
Bank Charges / Fees	$	6,618	$	6,920	$	7,000	$	7,770	$	7,000
Meeting Expenses	$	1,572	$	2,345	$	1,500	$	3,308	$	3,800
Committee Expenses	$	-	$	-	$	1,000	$	-	$	-
Copy/Postage/Office Supplies	$	15,180	$	12,304	$	10,000	$	10,387	$	10,000
Telephone	$	1,529	$	1,076	$	1,300	$	278	$	1,500
Income Taxes	$	4,510	$	6,191	$	1,000	$	-	$	1,000
Miscellaneous Expenses	$	743	$	542	$	1,000	$	461	$	750
Administrative Total	**$**	**171,154**	**$**	**172,785**	**$**	**165,800**	**$**	**139,647**	**$**	**194,580**

Covenant Enforcement & Legal	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Covenant Enforcement Services	$ 21,000	$ 21,000	$ 23,000	$ 19,200	$ 72,000
Legal Services	$ 14,445	$ 22,504	$ 24,000	$ 14,602	$ 24,000
Bad Debts – Write Off	$ 10,422	$ 23,252	$ 5,000	$ -	$ 36,000
Foreclosure Property Maintenance	$ -	$ -	$ -	$ -	$ -
Covenant Enforcement Total	**$ 45,867**	**$ 66,756**	**$ 52,000**	**$ 33,802**	**$ 132,000**

Community Relations & Communication	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Community Relations	$ 5,368	$ 7,620	$ 9,500	$ 6,296	$ 16,500
Community Clean Up	$ -	$ -	$ -	$ 4,241	$ 5,000
Website Services	$ 6,333	$ 8,135	$ 6,500	$ 7,882	$ 11,000
Newsletter Production	$ 7,179	$ 7,259	$ 7,500	$ 6,683	$ 7,290
Membership Fees	$ 1,620	$ 1,320	$ 1,800	$ 1,320	$ 1,820
Flags / Golf Course	$ -	$ 2,331	$ 1,400	$ 614	$ 1,200
Community Relations Total	**$ 20,499**	**$ 26,666**	**$ 26,700**	**$ 27,035**	**$ 42,810**

PUD Maintenance & Repair	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Landscape Maintenance	$ 213,996	$ 213,996	$ 214,000	$ 196,163	$ 224,700
Common Area Maintenance	$ 3,677	$ 1,092	$ 4,000	$ 2,628	$ 4,000
Right-of-Way/Open Space Maintenance	$ 29,460	$ 22,954	$ 24,000	$ 25,863	$ 24,000
Tree Trimming/Maintenance	$ 6,800	$ 4,078	$ 8,000	$ 1,513	$ 8,000
Weed Management	$ 10,000	$ 10,000	$ 10,000	$ -	$ 10,000
Irrigation System Maintenance	$ 21,216	$ 19,420	$ 19,000	$ 16,702	$ 19,000
Bench Maintenance	$ 2,278	$ 3,892	$ 1,000	$ 4,664	$ 1,000
Fence Maintenance	$ 13,966	$ 5,562	$ 9,000	$ 7,932	$ 9,000
Waterfall Maintenance	$ 8,764	$ 10,871	$ 10,000	$ 12,205	$ 10,000
Irrigation Water	$ 171,296	$ 164,043	$ 170,000	$ 165,280	$ 195,500

PUD Maintenance & Repair Cont.	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Street Light Maintenance	$ 17,883	$ 11,232	$ 15,000	$ 6,046	$ 15,000
Street Light Utility Locates	$ 11,449	$ 9,223	$ 11,000	$ 16,415	$ 11,000
Street Light Electricity	$ 30,260	$ 25,712	$ 29,000	$ 27,696	$ 32,000
Street Sign Maintenance	$ 5,324	$ 4,638	$ 3,000	$ 3,503	$ 3,500
Street Sweeping	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 4,460
Street Litter Pickup	$ 4,444	$ 7,264	$ 5,500	$ 4,868	$ 5,000
Trails – Litter Pickup	$ 1,639	$ 2,868	$ 2,000	$ 5,703	$ 5,000
Trails – Snow Removal	$ 4,293	$ 4,800	$ 4,500	$ 2,400	$ 5,000
Trails – Maintenance & Repairs	$ 2,172	$ 4,522	$ 5,000	$ 128	$ 5,000
PUD Maintenance & Repair Total	**$ 573,915**	**$ 541,167**	**$ 561,025**	**$ 514,707**	**$ 593,186**

Tamarisk Village Irrigation	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Irrigation Water - Tamarisk Village	$ 26,186	$ 30,875	$ 29,000	$ 29,745	$ 33,350
Management & Accounting - TMV. Front Lawn	$ 7,000	$ 5,830	$ 4,000	$ 3,340	$ 4,000
Irrigation System Repairs/TMV	$ 8,181	$ 9,756	$ 8,500	$ 8,205	$ 4,500
Irrigation System Maintenance/TMV	$ 4,489	$ 4,489	$ 4,500	$ 4,489	$ 8,500
Tamarisk Village Irrigation Total	**$ 45,856**	**$ 50,950**	**$ 46,000**	**$ 45,778**	**$ 50,350**

Trash Services	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Trash Services	$ 158,169	$ 160,844	$ 158,000	$ 133,853	$ 175,140
Trash Dumpster	$ 2,480	$ 2,482	$ 2,500	$ 2,681	$ 2,500
Recycle Dumpster	$ 24,209	$ 19,495	$ 26,000	$ 15,589	$ 20,000
Trash Services Total	**$ 184,858**	**$ 182,821**	**$ 186,500**	**$ 152,124**	**$ 197,640.00**
Total Operating Expenditures	**$1,042,150**	**$1,041,145**	**$1,038,025**	**$913,093**	**$ 1,210,566**

Non-Operating Expenditures	2023/14 Actual	2024/14 Actual	2024 Budget	2025/11 Actual	2026 Budget
Bad Debt/Write Off		$ 55			$ 55
Total Non-Operating Expenditures		**$ 55**			**$ 55**
BMSA Operating Balance	**$ (27,586)**	**$ (25,195)**	**$ (2,025)**	**$ -**	**$ (2,081)**

Reserve Fund Reserve Revenues	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Community Reserve Assessments	$ 18,950	$ 8,100	$ 10,800	$ 10,800	$ 10,800
Book to Market Adjustment – EJ	$ -	$ 1,494	$ 1,000	$ -	$ 1,000
Interest on Reserves	$ 16,265	$ 19,770	$ 10,000	$ 15,437	$ 10,000
Light Pole Reimbursement	$ 9,880		$ -	$ -	
Reserve Revenues Total	**$ 45,095**	**$ 29,364**	**$ 21,800**	**$ 26,237**	**$ 21,800**

Reserve Expenditures	2023/14 Actual	2024/14 Actual	2025 Budget	2025/11 Actual	2026 Budget
Capital Repair/Replacement (Trail Imps.)	$ -	$ -	$ -	$ -	$ -
Capital Repair/Replacement (Fences)	$ 10,050	$ 11,053	$ 10,000	$ 2,570	$ 10,000
Capital Repair/Replacement (Street Signs)	$ 11,487	$ 4,478	$ 4,000	$ 777	$ 4,000
Capital R.O.W. Median Improvements	$ -	$ -	$ -	$ -	$ -
Capital Common Area Improvements	$ -	$ 4,900	$ -	$ -	$ -
Capital Landscape Improvement Stone Quarry	$ 19,760	$ -	$ -	$ -	$ -
Street Light Poles	$ 20,960	$ -	$ -	$ (1,494)	$ -
Fence Improvements	$ -	$ -	$ -	$ -	$ -
Tree Maintenance		$ 18,850	$ -	$ -	$ -
Capital Land Acquisition	$ -	$ -	$ -	$ -	$ -
Capital Xeriscape Improvements	$ -	$ 15,482	$ -	$ -	$ -
Miscellaneous Expenses	$ 3	$ 12	$ -	$ -	$ -
Total Reserve Expenditures	**$ 62,260**	**$ 54,775**	**$ 14,000**	**$ 1,853**	**$ 14,000**

Operating Reserve Balance	**$**	**(17,165)**	**$**	**(25,411)**	**$**	**7,800**	**$**	**24,384**	**$**	**7,800**
Reserve Fund Account	**$**	**422,120**	**$**	**396,709**		**$404,509**		**$428,893**		**$436,693**