APPROVED

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	OPERATING REVENUE							
1-31-3100	COMMON ASSESSMENT	159,386.79	148,206.00	159,386.79	148,206.00	(11,180.79)	(7.5)	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	7,735.00	8,225.00	7,735.00	8,225.00	490.00	6.0	51,404.00
1-31-3130	TRASH ASSESSMENT	28,612.21	14,595.00	28,612.21	14,595.00	(14,017.21)	(96.0)	175,140.00
1-31-3510	FINES & ATTORNEY FEES	(405.00)	2,500.00	(405.00)	2,500.00	2,905.00	116.2	30,000.00
1-31-3520	LATE FEES	(29.30)	870.00	(29.30)	870.00	899.30	103.4	10,000.00
1-31-6500	INTEREST	28.02	155.00	28.02	155.00	126.98	81.9	1,750.00
1-31-6550	COMCAST FRANCHISE FEE	.00	9,000.00	.00	9,000.00	9,000.00	100.0	9,000.00
1-31-7000	MISCELLANEOUS REVENUES	320.00	600.00	320.00	600.00	280.00	46.7	5,000.00
	TOTAL OPERATING REVENUE	195,647.72	184,151.00	195,647.72	184,151.00	(11,496.72)	(6.2)	1,208,540.00
	TOTAL FUND REVENUE	195,647.72	184,151.00	195,647.72	184,151.00	(11,496.72)	(6.2)	1,208,540.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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	300.00	.00	300.00	300.00	100.0	18,250.00
1-50-4050	MANAGEMENT & ACCOUNTING	9,166.00	9,174.00	9,166.00	9,174.00	8.00	.1	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	370.00	330.00	370.00	40.00	10.8	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	1,900.00	6,000.00	1,900.00	6,000.00	4,100.00	68.3	72,000.00
1-50-4090	COMMUNITY RELATIONS	2,000.00	1,375.00	2,000.00	1,375.00	(625.00)	(45.5)	16,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	.00	.00	.00	.0	5,000.00
1-50-4100	WEBSITE EXPENSE	675.00	880.00	675.00	880.00	205.00	23.3	11,000.00
1-50-4110	NEWSLETTER EXPENSE	607.50	602.00	607.50	602.00	(5.50)	(.9)	7,290.00
1-50-4280	COMMON AREA INSURANCE	.00	.00	.00	.00	.00	.0	34,980.00
1-50-4281	DIRECTORS & OFFICERS INSURANCE	.00	.00	.00	.00	.00	.0	7,300.00
1-50-4300	LEGAL SERVICES	1,091.00	2,000.00	1,091.00	2,000.00	909.00	45.5	24,000.00
1-50-4350	MEMBERSHIP FEES	1,040.00	170.00	1,040.00	170.00	(870.00)	(511.8)	1,820.00
1-50-4360	BANK CHARGES	514.45	620.00	514.45	620.00	105.55	17.0	7,000.00
1-50-4410	MEETING EXPENSE	279.85	280.00	279.85	280.00	.15	.1	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	1,761.00	1,200.00	1,761.00	1,200.00	(561.00)	(46.8)	10,000.00
1-50-4510	FLAGS	.00	1,200.00	.00	1,200.00	1,200.00	100.0	1,200.00
1-50-4600	LANDSCAPE MAINTENANCE	18,725.00	.00	18,725.00	.00	(18,725.00)	.0	224,700.00
1-50-4601	T.V. IRRIGATION SYS REPAIR/REP	.00	.00	.00	.00	.00	.0	4,500.00
1-50-4602	COMMON AREA MAINT.	230.00	300.00	230.00	300.00	70.00	23.3	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	.00	1,000.00	.00	1,000.00	1,000.00	100.0	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	120.00	5,000.00	120.00	5,000.00	4,880.00	97.6	8,000.00
1-50-4608	WEED MANAGEMENT	.00	5,000.00	.00	5,000.00	5,000.00	100.0	10,000.00
1-50-4610	SPRINKLER SYSTEM MAINTENANCE	244.24	.00	244.24	.00	(244.24)	.0	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	.00	.00	.00	.00	.00	.0	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	660.00	.00	660.00	.00	(660.00)	.0	5,000.00
1-50-4640	BENCH MAINTENANCE	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	FENCE MAINTENANCE	8.98	.00	8.98	.00	(8.98)	.0	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	.00	1,250.00	.00	1,250.00	1,250.00	100.0	15,000.00
1-50-4665	UTILITY LOCATES	9.30	1,100.00	9.30	1,100.00	1,090.70	99.2	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	97.61	200.00	97.61	200.00	102.39	51.2	3,500.00
1-50-4680	WATERFALL MAINTENANCE	215.16	.00	215.16	.00	(215.16)	.0	10,000.00
1-50-4700	IRRIGATION WATER	1,285.86	.00	1,285.86	.00	(1,285.86)	.0	195,500.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	220.00	.00	220.00	.00	(220.00)	.0	33,350.00
1-50-4720	TRASH SERVICE	13,216.00	14,595.00	13,216.00	14,595.00	1,379.00	9.5	175,140.00
1-50-4730	RECYCLE DUMPSTER	1,284.96	3,500.00	1,284.96	3,500.00	2,215.04	63.3	20,000.00
1-50-4740	TRASH DUMPSTER	272.73	300.00	272.73	300.00	27.27	9.1	2,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4750	STREET LIGHT ELECTRICITY	207.95	3,400.00	207.95	3,400.00	3,192.05	93.9	32,000.00
1-50-4760	TELEPHONE	39.84	125.00	39.84	125.00	85.16	68.1	1,500.00
1-50-4810	STREET SWEEPING	.00	.00	.00	.00	.00	.0	4,460.00
1-50-4835	TRAILS SNOW REMOVAL	800.00	900.00	800.00	900.00	100.00	11.1	5,000.00
1-50-4840	STREET LITTER PICKUP	367.50	600.00	367.50	600.00	232.50	38.8	5,000.00
1-50-4845	TRAILS LITTER PICKUP	507.50	600.00	507.50	600.00	92.50	15.4	5,000.00
1-50-7400	INCOME TAX	.00	1,000.00	.00	1,000.00	1,000.00	100.0	1,000.00
1-50-7500	BAD DEBTS - WRITE OFF	.00	.00	.00	.00	.00	.0	36,000.00
1-50-9999	MISC OPERATING EXPENSE	425.27	68.00	425.27	68.00	(357.27)	(525.4)	750.00
	TOTAL OPERATING EXPENDITURES	58,302.70	63,109.00	58,302.70	63,109.00	4,806.30	7.6	1,208,540.00
	TOTAL FUND EXPENDITURES	58,302.70	63,109.00	58,302.70	63,109.00	4,806.30	7.6	1,208,540.00
	NET REVENUE OVER EXPENDITURES	137,345.02	121,042.00	137,345.02	121,042.00	(16,303.02)	(13.5)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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	2,700.00	.00	2,700.00	2,700.00	100.0	10,800.00
2-33-3520	INTEREST	86.91	1,100.00	86.91	1,100.00	1,013.09	92.1	11,000.00
	TOTAL RESERVE FUND REVENUE	86.91	3,800.00	86.91	3,800.00	3,713.09	97.7	21,800.00
	TOTAL FUND REVENUE	86.91	3,800.00	86.91	3,800.00	3,713.09	97.7	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

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	.00	.00	.00	.0	10,000.00
2-83-4955	STREET SIGNS	.00	.00	.00	.00	.00	.0	4,000.00
	TOTAL RESERVE FUND EXPENDITUR	.00	.00	.00	.00	.00	.0	14,000.00
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	.00	.0	14,000.00
	NET REVENUE OVER EXPENDITURES	86.91	3,800.00	86.91	3,800.00	3,713.09	97.7	7,800.00

Journal	Payee or Description	Date	Check Number	Amount
CDA	Altitude Community Law, P.C.	01/06/2026	9815	1,091.00
CDA	Bruin Waste Management	01/06/2026	9816	1,284.96
CDA	Colorado River Valley Chamber	01/06/2026	9817	40.00
CDA	Dona Malmgren	01/06/2026	9818	.00
CDA	G.P. Maintenance & Services LLC	01/06/2026	9819	180.00
CDA	G.V. Recreation Center	01/06/2026	9820	252.00
CDA	Holy Cross Energy	01/06/2026	9821	291.01
CDA	Journey Home	01/06/2026	9822	2,000.00
CDA	Lush Green Landscapes	01/06/2026	9823	800.00
CDA	Magnolia Valenzuela	01/06/2026	9824	65.00
CDA	UNCC	01/06/2026	9825	9.30
CDA	Verizon	01/06/2026	9826	39.84
CDA	VistaWorks	01/06/2026	9827	675.00
CDA	Waste Management - Carbondale	01/06/2026	9828	272.73
CDA	Battlement Mesa Metro District	01/20/2026	9829	16,215.03
CDA	Battlement Mesa Service Assoc	01/20/2026	9830	78,330.80
CDA	Bruin Waste Management	01/20/2026	9831	13,216.00
CDA	Dona Malmgren	01/20/2026	9832	310.00
CDA	G.P. Maintenance & Services LLC	01/20/2026	9833	780.00
CDA	GVHI	01/20/2026	9834	1,486.39
CDA	Holy Cross Energy	01/20/2026	9835	279.98
CDA	Jessica Lynn Studios	01/20/2026	9836	607.50
CDA	Lush Green Landscapes	01/20/2026	9837	18,725.00
CDA	Rochus William Jr Schelling	01/20/2026	9838	.00
CDA	Timberline Ace	01/20/2026	9839	8.98
CDA	Town of Parachute	01/20/2026	9840	19.92
CDA	AGNC	01/20/2026	9841	1,000.00
	Grand Totals:			137,980.44

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JANUARY 31, 2026

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		51,277.46	
1-1015	XPRESS DEPOSIT ACCOUNT		26,243.25	
1-1025	MOUNTAIN MONEY MARKET		27,632.47	
1-1060	ALPINE - ARCHITECTURAL ESCROW		39,020.00	
1-1070	WORKING CASH		301.00	
1-1080	PETTY CASH		50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS		8,334.41	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		5,827.34	
1-1156	TAMARISK VILLAGE OVER/UNDER		27,089.65	
1-1165	ACCOUNTS RECEIVABLE - NSF		712.50	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS		(31,170.18)	
1-1170	A/R INCOME TAX		659.00	
1-1550	LAND		100.00	
	TOTAL ASSETS			163,336.41
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		310.00	
1-2058	A/P - ASSESSMENT TO RES FUND		33,330.80	
1-2059	ACCTS PAYABLE TO RESERVE FUND		(33,330.80)	
1-2060	CONSTRUCTION DEPOSITS		33,133.61	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(2,593.15)	
	TOTAL LIABILITIES			31,332.46
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(5,341.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	137,345.02		
	BALANCE - CURRENT DATE		137,345.02	
	TOTAL OWNER EQUITY			132,003.95
	TOTAL LIABILITIES AND EQUITY			163,336.41

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JANUARY 31, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		295,982.01	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		97,313.78	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			525,710.61
	LIABILITIES AND EQUITY			
	OWNER EQUITY			
2-2800	ACCUMULATED EQUITY (DEFICIT)		(348,350.13)	
2-2850	GENERAL RESERVE - REPLACEMENT		451,021.00	
2-2860	GENERAL RESERVE - CAPITAL		422,952.83	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	86.91		
	BALANCE - CURRENT DATE		86.91	
	TOTAL OWNER EQUITY			525,710.61
	TOTAL LIABILITIES AND EQUITY			525,710.61