APPROVED

May 19th. 2026

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
APRIL 30, 2026

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		121,903.67	
1-1015	XPRESS DEPOSIT ACCOUNT		25,362.76	
1-1025	MOUNTAIN MONEY MARKET		17,681.71	
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		13,942.89	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		8,475.31	
1-1156	TAMARISK VILLAGE OVER/UNDER		27,089.65	
1-1165	ACCOUNTS RECEIVABLE - NSF		853.00	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS		(31,170.18)	
1-1170	A/R INCOME TAX		659.00	
1-1550	LAND		100.00	
	TOTAL ASSETS			231,528.32
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		19,835.00	
1-2059	ACCTS PAYABLE TO RESERVE FUND		(35.64)	
1-2060	CONSTRUCTION DEPOSITS		33,133.61	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(3,593.15)	
	TOTAL LIABILITIES			49,821.82
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(9,891.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	191,597.57		
	BALANCE - CURRENT DATE		191,597.57	
	TOTAL OWNER EQUITY			181,706.50
	TOTAL LIABILITIES AND EQUITY			231,528.32

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
APRIL 30, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		378,739.69	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		97,993.35	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			609,147.86
	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	83,524.16		
	BALANCE - CURRENT DATE		83,524.16	
	TOTAL OWNER EQUITY			609,147.86
	TOTAL LIABILITIES AND EQUITY			609,147.86

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
04/26	04/16/2026	9891	Battlement Mesa Metro District	16,648.39	Monthly Mngt & Acctg March 2026
04/26	04/16/2026	9892	Bruin Waste Management	16,113.94	Trash Service
04/26	04/16/2026	9893	G.P. Maintenance & Services LLC	465.00	Bench Maintenance
04/26	04/16/2026	9894	Holy Cross Energy	580.86	Acct #267009601
04/26	04/16/2026	9895	Jean's Printing	1,056.47	Post Cards Annual Meeting 2026
04/26	04/16/2026	9896	Lush Green Landscapes	18,725.00	Landscape Maint Contract
04/26	04/16/2026	9897	Mountain Locating LLC	2,300.00	Locates
04/26	04/16/2026	9898	Town of Parachute	19.92	Turkey Trail Park Irrigation
04/26	04/16/2026	9899	UNCC	588.00	Utility Locates
04/26	04/16/2026	9900	Verizon	40.11	Telephone CE Officer
04/26	04/16/2026	9901	Viridiana Jaramillo	44.00	Refund 116 Angelica Cir 8387.03
04/26	04/16/2026	9902	Waste Management - Carbondale	289.93	Dumpster Service
04/26	04/28/2026	9903	G.P. Maintenance & Services LLC	379.59	Bench Maintenance
04/26	04/28/2026	9904	Holy Cross Energy	2,353.39	Acct #501298500
04/26	04/28/2026	9905	Kear & CO	660.00	Annual Report
04/26	04/28/2026	9906	Your sign Company	1,610.00	Street Signs
Grand Totals:				61,874.60	

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 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	146,803.65	148,200.00	351,750.30	379,766.00	28,015.70	7.4	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	11,502.73	8,225.00	23,006.07	21,076.00	(1,930.07)	(9.2)	51,404.00
1-31-3130	TRASH ASSESSMENT	43,461.54	14,595.00	86,821.91	58,380.00	(28,441.91)	(48.7)	175,140.00
1-31-3510	FINES & ATTORNEY FEES	640.00	2,500.00	7,387.00	10,000.00	2,613.00	26.1	30,000.00
1-31-3520	LATE FEES	1,158.91	830.00	2,540.01	3,360.00	819.99	24.4	10,000.00
1-31-6500	INTEREST	23.71	145.00	103.80	590.00	486.20	82.4	1,750.00
1-31-6550	COMCAST FRANCHISE FEE	2,503.00	.00	4,935.07	9,000.00	4,064.93	45.2	9,000.00
1-31-7000	MISCELLANEOUS REVENUES	798.18	400.00	1,598.18	1,800.00	201.82	11.2	5,000.00
	TOTAL OPERATING REVENUE	206,891.72	174,895.00	478,142.34	483,972.00	5,829.66	1.2	1,208,540.00
	TOTAL FUND REVENUE	206,891.72	174,895.00	478,142.34	483,972.00	5,829.66	1.2	1,208,540.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 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	.00	.00	300.00	300.00	100.0	18,250.00
1-50-4050	MANAGEMENT & ACCOUNTING	9,166.00	9,166.00	36,672.00	36,672.00	.00	.0	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	1,360.00	1,360.00	.00	.0	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	6,000.00	6,000.00	21,868.56	24,000.00	2,131.44	8.9	72,000.00
1-50-4090	COMMUNITY RELATIONS	660.00	1,375.00	6,785.18	5,500.00	(1,285.18)	(23.4)	16,500.00
1-50-4093	COMMUNITY CLEANUP	.00	5,000.00	.00	5,000.00	5,000.00	100.0	5,000.00
1-50-4100	WEBSITE EXPENSE	.00	920.00	2,025.00	3,640.00	1,615.00	44.4	11,000.00
1-50-4110	NEWSLETTER EXPENSE	.00	608.00	1,822.50	2,426.00	603.50	24.9	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	7,300.00	7,300.00	100.0	7,300.00
1-50-4300	LEGAL SERVICES	.00	2,000.00	11,048.00	8,000.00	(3,048.00)	(38.1)	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,160.00	620.00	(540.00)	(87.1)	1,820.00
1-50-4360	BANK CHARGES	396.58	580.00	3,073.65	2,360.00	(713.65)	(30.2)	7,000.00
1-50-4410	MEETING EXPENSE	27.90	320.00	625.50	1,240.00	614.50	49.6	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	1,390.32	800.00	5,738.59	3,600.00	(2,138.59)	(59.4)	10,000.00
1-50-4510	FLAGS	.00	.00	.00	1,200.00	1,200.00	100.0	1,200.00
1-50-4600	LANDSCAPE MAINTENANCE	18,725.00	37,450.00	93,625.00	37,450.00	(56,175.00)	(150.0)	224,700.00
1-50-4601	T.V. IRRIGATION SYS REPAIR/REP	.00	750.00	.00	750.00	750.00	100.0	4,500.00
1-50-4602	COMMON AREA MAINT.	140.00	800.00	930.00	1,100.00	170.00	15.5	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	.00	4,000.00	.00	5,000.00	5,000.00	100.0	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	.00	1,000.00	630.00	6,000.00	5,370.00	89.5	8,000.00
1-50-4608	WEED MANAGEMENT	.00	.00	.00	5,000.00	5,000.00	100.0	10,000.00
1-50-4610	SPRINKLER SYSTEM MAINTENANCE	244.20	3,800.00	977.78	3,800.00	2,822.22	74.3	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	79.81	1,700.00	298.05	1,700.00	1,401.95	82.5	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	60.00	1,000.00	1,822.50	1,000.00	(822.50)	(82.3)	5,000.00
1-50-4640	BENCH MAINTENANCE	270.00	200.00	270.00	200.00	(70.00)	(35.0)	1,000.00
1-50-4650	FENCE MAINTENANCE	364.59	1,800.00	1,238.52	1,800.00	561.48	31.2	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	.00	1,250.00	6,868.49	5,000.00	(1,868.49)	(37.4)	15,000.00
1-50-4665	UTILITY LOCATES	2,888.00	900.00	3,335.80	3,800.00	464.20	12.2	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	1,730.65	300.00	2,233.04	1,100.00	(1,133.04)	(103.0)	3,500.00
1-50-4680	WATERFALL MAINTENANCE	171.24	2,000.00	428.88	2,000.00	1,571.12	78.6	10,000.00
1-50-4700	IRRIGATION WATER	19.92	33,000.00	1,345.62	33,000.00	31,654.38	95.9	195,500.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	.00	5,850.00	220.00	5,850.00	5,630.00	96.2	33,350.00
1-50-4720	TRASH SERVICE	14,595.00	14,595.00	55,622.00	58,380.00	2,758.00	4.7	175,140.00
1-50-4730	RECYCLE DUMPSTER	1,518.94	1,500.00	5,843.40	8,000.00	2,156.60	27.0	20,000.00
1-50-4740	TRASH DUMPSTER	289.93	200.00	1,107.28	900.00	(207.28)	(23.0)	2,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4750	STREET LIGHT ELECTRICITY	2,468.35	2,600.00	9,897.05	11,200.00	1,302.95	11.6	32,000.00
1-50-4760	TELEPHONE	40.11	125.00	160.15	500.00	339.85	68.0	1,500.00
1-50-4810	STREET SWEEPING	.00	892.00	.00	892.00	892.00	100.0	4,460.00
1-50-4835	TRAILS SNOW REMOVAL	.00	625.00	3,200.00	2,775.00	(425.00)	(15.3)	5,000.00
1-50-4840	STREET LITTER PICKUP	297.50	400.00	1,750.00	1,800.00	50.00	2.8	5,000.00
1-50-4845	TRAILS LITTER PICKUP	297.50	400.00	1,715.00	1,800.00	85.00	4.7	5,000.00
1-50-7400	INCOME TAX	.00	.00	.00	1,000.00	1,000.00	100.0	1,000.00
1-50-7500	BAD DEBTS - WRITE OFF	.00	.00	.00	36,000.00	36,000.00	100.0	36,000.00
1-50-9999	MISC OPERATING EXPENSE	20.00	62.00	847.23	254.00	(593.23)	(233.6)	750.00
	TOTAL OPERATING EXPENDITURES	62,191.54	144,448.00	286,544.77	341,269.00	54,724.23	16.0	1,208,540.00
	TOTAL FUND EXPENDITURES	62,191.54	144,448.00	286,544.77	341,269.00	54,724.23	16.0	1,208,540.00
	NET REVENUE OVER EXPENDITURES	144,700.18	30,447.00	191,597.57	142,703.00	(48,894.57)	(34.3)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 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	5,400.00	5,400.00	100.0	10,800.00
2-33-3520	INTEREST	679.57	900.00	5,193.36	3,800.00	(1,393.36)	(36.7)	11,000.00
2-33-3900	TRANSFER TO OPERATING FUND	35.64	.00	35.64	.00	(35.64)	.0	.00
	TOTAL RESERVE FUND REVENUE	715.21	3,600.00	5,229.00	9,200.00	3,971.00	43.2	21,800.00
	TOTAL FUND REVENUE	715.21	3,600.00	5,229.00	9,200.00	3,971.00	43.2	21,800.00

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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	35.64	.00	35.64	10,000.00	9,964.36	99.6	10,000.00
2-83-4955	STREET SIGNS	.00	.00	.00	4,000.00	4,000.00	100.0	4,000.00
2-83-4965	OPERATING ACCOUNT LOAN	.00	.00	(78,330.80)	.00	78,330.80	.0	.00
	TOTAL RESERVE FUND EXPENDITUR	35.64	.00	(78,295.16)	14,000.00	92,295.16	659.3	14,000.00
	TOTAL FUND EXPENDITURES	35.64	.00	(78,295.16)	14,000.00	92,295.16	659.3	14,000.00
	NET REVENUE OVER EXPENDITURES	679.57	3,600.00	83,524.16	(4,800.00)	(88,324.16)	(1840.1)	7,800.00