



BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

BMSA OPERATING FUND

	<u>PERIOD ACTUAL</u>	<u>PERIOD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>YTD VARIANCE</u>	<u>YTD VARIANCE</u>	<u>ANNUAL BUDGET</u>
<u>OPERATING REVENUE</u>							
1-31-3100 COMMON ASSESSMENT	43,835.91	35,055.00	786,272.44	779,000.00	( 7,272.44)	( .9)	779,000.00
1-31-3120 TAM VILL FRONT LAWN ASSESSMENT	.00	2,070.00	46,201.97	46,000.00	( 201.97)	( .4)	46,000.00
1-31-3130 TRASH ASSESSMENT	.00	13,500.00	162,629.63	162,000.00	( 629.63)	( .4)	162,000.00
1-31-3510 FINES & ATTORNEY FEES	6,330.00	2,160.00	32,613.10	26,000.00	( 6,613.10)	( 25.4)	26,000.00
1-31-3520 LATE FEES	558.13	830.00	8,547.89	10,000.00	1,452.11	14.5	10,000.00
1-31-6500 INTEREST	6.11	80.00	1,146.80	1,000.00	( 146.80)	( 14.7)	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	1,944.98	400.00	5,502.37	5,000.00	( 502.37)	( 10.1)	5,000.00
TOTAL OPERATING REVENUE	<u>52,675.13</u>	<u>54,095.00</u>	<u>1,052,387.92</u>	<u>1,036,000.00</u>	<u>( 16,387.92)</u>	<u>( 1.6)</u>	<u>1,036,000.00</u>
TOTAL FUND REVENUE	<u>52,675.13</u>	<u>54,095.00</u>	<u>1,052,387.92</u>	<u>1,036,000.00</u>	<u>( 16,387.92)</u>	<u>( 1.6)</u>	<u>1,036,000.00</u>

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
<u>OPERATING EXPENDITURES</u>							
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	22,750.19	9,166.00	100,834.00	110,000.00	9,166.00	8.3	110,000.00
1-50-4060 TAM VIL MNGT & ACCTG	330.00	330.00	3,670.00	4,000.00	330.00	8.3	4,000.00
1-50-4070 COVENANT ENFORCEMENT SERVICE	1,900.00	1,900.00	21,100.00	23,000.00	1,900.00	8.3	23,000.00
1-50-4090 COMMUNITY RELATIONS	27.85	790.00	6,323.35	9,500.00	3,176.65	33.4	9,500.00
1-50-4093 COMMUNITY CLEANUP	.00	.00	4,241.31	.00	( 4,241.31)	.0	.00
1-50-4100 WEBSITE EXPENSE	2,175.00	540.00	10,056.95	6,500.00	( 3,556.95)	( 54.7)	6,500.00
1-50-4110 NEWSLETTER EXPENSE	607.50	625.00	7,290.00	7,500.00	210.00	2.8	7,500.00
1-50-4280 COMMON AREA INSURANCE	33,330.80	.00	33,330.80	14,500.00	( 18,830.80)	( 129.9)	14,500.00
1-50-4281 DIRECTORS & OFFICERS INSURANCE	.00	.00	7,925.90	1,500.00	( 6,425.90)	( 428.4)	1,500.00
1-50-4300 LEGAL SERVICES	913.00	2,000.00	15,514.90	24,000.00	8,485.10	35.4	24,000.00
1-50-4350 MEMBERSHIP FEES	250.00	150.00	1,570.00	1,800.00	230.00	12.8	1,800.00
1-50-4360 BANK CHARGES	360.85	580.00	8,130.56	7,000.00	( 1,130.56)	( 16.2)	7,000.00
1-50-4410 MEETING EXPENSE	581.76	125.00	3,889.51	1,500.00	( 2,389.51)	( 159.3)	1,500.00
1-50-4420 COMMITTEE EXPENSE	.00	80.00	.00	1,000.00	1,000.00	100.0	1,000.00
1-50-4450 POSTAGE/COPY/OFFICE SUPPLIES	733.39	830.00	11,120.25	10,000.00	( 1,120.25)	( 11.2)	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	213,996.00	214,000.00	4.00	.0	214,000.00
1-50-4601 T.V. IRRIGATION SYS REPAIR/REP	.00	375.00	4,488.96	4,500.00	11.04	.3	4,500.00
1-50-4602 COMMON AREA MAINT.	397.50	330.00	3,025.07	4,000.00	974.93	24.4	4,000.00
1-50-4605 RIGHT-OF-WAY/OPEN SPACE MAINT	3,750.00	2,000.00	29,612.75	24,000.00	( 5,612.75)	( 23.4)	24,000.00
1-50-4606 TREE TRIMMING/MAINTENANCE	180.00	.00	1,693.00	8,000.00	6,307.00	78.8	8,000.00
1-50-4608 WEED MANAGEMENT	10,000.00	.00	10,000.00	10,000.00	.00	.0	10,000.00
1-50-4610 SPRINKLER SYSTEM MAINTENANCE	244.12	.00	16,946.47	19,000.00	2,053.53	10.8	19,000.00
1-50-4620 T.V. IRRIGATION SYS MAINT.	100.95	.00	8,305.58	8,500.00	194.42	2.3	8,500.00
1-50-4630 TRAILS MAINTENANCE/REPAIR	120.00	.00	247.50	5,000.00	4,752.50	95.1	5,000.00
1-50-4640 BENCH MAINTENANCE	412.50	.00	5,076.08	1,000.00	( 4,076.08)	( 407.6)	1,000.00
1-50-4650 FENCE MAINTENANCE	105.00	.00	8,037.15	9,000.00	962.85	10.7	9,000.00
1-50-4660 STREET LIGHT MAINTENANCE	.00	1,250.00	6,046.07	15,000.00	8,953.93	59.7	15,000.00
1-50-4665 UTILITY LOCATES	6.20	920.00	16,442.70	11,000.00	( 5,442.70)	( 49.5)	11,000.00
1-50-4670 STREET SIGN MAINTENANCE	4,949.63	.00	8,452.38	3,000.00	( 5,452.38)	( 181.8)	3,000.00
1-50-4680 WATERFALL MAINTENANCE	266.19	.00	12,471.09	10,000.00	( 2,471.09)	( 24.7)	10,000.00
1-50-4700 IRRIGATION WATER	19.92	.00	165,299.90	170,000.00	4,700.10	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	147,053.40	158,000.00	10,946.60	6.9	158,000.00
1-50-4730 RECYCLE DUMPSTER	1,552.60	2,100.00	17,141.58	26,000.00	8,858.42	34.1	26,000.00

BATTLEMENT MESA SERVICE ASSOC  
EXPENDITURES WITH COMPARISON TO BUDGET  
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BMSA OPERATING FUND

	PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4740 TRASH DUMPSTER	274.56	200.00	2,955.93	2,500.00	( 455.93)	( 18.2)	2,500.00
1-50-4750 STREET LIGHT ELECTRICITY	2,422.29	2,400.00	30,118.06	29,000.00	( 1,118.06)	( 3.9)	29,000.00
1-50-4760 TELEPHONE	.00	100.00	277.61	1,300.00	1,022.39	78.7	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	500.00	3,200.00	4,500.00	1,300.00	28.9	4,500.00
1-50-4840 STREET LITTER PICKUP	367.50	450.00	5,235.58	5,500.00	264.42	4.8	5,500.00
1-50-4845 TRAILS LITTER PICKUP	849.45	160.00	6,552.11	2,000.00	( 4,552.11)	( 227.6)	2,000.00
1-50-7400 INCOME TAX	.00	80.00	.00	1,000.00	1,000.00	100.0	1,000.00
1-50-7500 BAD DEBTS - WRITE OFF	.00	.00	( 112.86)	5,000.00	5,112.86	102.3	5,000.00
1-50-9999 MISC OPERATING EXPENSE	.00	80.00	461.15	1,000.00	538.85	53.9	1,000.00
<b>TOTAL OPERATING EXPENDITURES</b>	<b>121,811.75</b>	<b>59,060.00</b>	<b>1,021,229.13</b>	<b>1,036,000.00</b>	<b>14,770.87</b>	<b>1.4</b>	<b>1,036,000.00</b>
<b>NON-OPERATING EXPENDITURES</b>							
1-91-7120 TRANSFER TO RESERVE FUND	.00	.00	208.00	.00	( 208.00)	.0	.00
<b>TOTAL NON-OPERATING EXPENDITURES</b>	<b>.00</b>	<b>.00</b>	<b>208.00</b>	<b>.00</b>	<b>( 208.00)</b>	<b>.0</b>	<b>.00</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>121,811.75</b>	<b>59,060.00</b>	<b>1,021,437.13</b>	<b>1,036,000.00</b>	<b>14,562.87</b>	<b>1.4</b>	<b>1,036,000.00</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 69,136.62)</b>	<b>( 4,965.00)</b>	<b>30,950.79</b>	<b>.00</b>	<b>( 30,950.79)</b>	<b>.0</b>	<b>.00</b>

BATTLEMENT MESA SERVICE ASSOC  
 REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

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 COMMUNITY RESERVE ASSESSMENT	.00	.00	10,800.00	10,800.00	.00	.0	10,800.00
2-33-3520 INTEREST	518.77	830.00	15,955.44	10,000.00	( 5,955.44)	( 59.6)	10,000.00
2-33-3550 MISC. RESERVE REVENUE	.00	80.00	.00	1,000.00	1,000.00	100.0	1,000.00
2-33-3900 TRANSFER TO OPERATING FUND	.00	.00	208.00	.00	( 208.00)	.0	.00
<b>TOTAL RESERVE FUND REVENUE</b>	<b>518.77</b>	<b>910.00</b>	<b>26,963.44</b>	<b>21,800.00</b>	<b>( 5,163.44)</b>	<b>( 23.7)</b>	<b>21,800.00</b>
<b>TOTAL FUND REVENUE</b>	<b>518.77</b>	<b>910.00</b>	<b>26,963.44</b>	<b>21,800.00</b>	<b>( 5,163.44)</b>	<b>( 23.7)</b>	<b>21,800.00</b>

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BMSA RESERVE FUND

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<u>RESERVE FUND EXPENDITURES</u>							
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
2-83-4965 OPERATING ACCOUNT LOAN	78,330.80	.00	78,330.80	.00	( 78,330.80)	.0	.00
TOTAL RESERVE FUND EXPENDITUR	78,330.80	.00	80,183.68	14,000.00	( 66,183.68)	( 472.7)	14,000.00
TOTAL FUND EXPENDITURES	78,330.80	.00	80,183.68	14,000.00	( 66,183.68)	( 472.7)	14,000.00
NET REVENUE OVER EXPENDITURES	( 77,812.03)	910.00	( 53,220.24)	7,800.00	61,020.24	782.3	7,800.00

Journal	Payee or Description	Date	Check Number	Amount
CDA4	Battlement Mesa Service Assoc	12/01/2025	1162	45,000.00
CDA4	Vashus Insurance Agency	12/18/2025	1163	33,330.80
CDA	Altitude Community Law, P.C.	12/09/2025	9795	913.00
CDA	Battlement Mesa Metro District	12/09/2025	9796	.00
CDA	Bruin Waste Management	12/09/2025	9797	14,752.60
CDA	G.P. Maintenance & Services LLC	12/09/2025	9798	840.00
CDA	G.V. Recreation Center	12/09/2025	9799	581.76
CDA	Holy Cross Energy	12/09/2025	9800	572.56
CDA	Lush Green Landscapes	12/09/2025	9801	800.00
CDA	Town of Parachute	12/09/2025	9802	19.92
CDA	UNCC	12/09/2025	9803	6.20
CDA	VistaWorks	12/09/2025	9804	675.00
CDA	Waste Management - Carbondale	12/09/2025	9805	274.56
CDA	Battlement Mesa Metro District	12/10/2025	9806	13,584.19
CDA	360 Electric, LLC	12/23/2025	9807	4,990.33
CDA	Colorado River Valley Chamber	12/23/2025	9808	250.00
CDA	G.P. Maintenance & Services LLC	12/23/2025	9809	270.00
CDA	Holy Cross Energy	12/23/2025	9810	2,315.29
CDA	Jessica Lynn Studios	12/23/2025	9811	607.50
CDA	Lush Green Landscapes	12/23/2025	9812	21,583.00
CDA	Mountain Lawn LLC	12/23/2025	9813	10,000.00
CDA	Streamline	12/23/2025	9814	1,500.00
Grand Totals:				<u>152,866.71</u>

BATTLEMENT MESA SERVICE ASSOC  
BALANCE SHEET  
DECEMBER 31, 2025

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING	28,460.92	
1-1015	XPRESS DEPOSIT ACCOUNT	4,537.20	
1-1025	MOUNTAIN MONEY MARKET	2,616.35	
1-1060	ALPINE - ARCHITECTURAL ESCROW	24,020.00	
1-1070	WORKING CASH	301.00	
1-1080	PETTY CASH	50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS	36,947.30	
1-1151	ACCOUNTS RECEIVABLE	7,259.51	
1-1155	A/R -- TAMARISK VILLAGE	5,055.83	
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		106,498.58

LIABILITIES AND EQUITY

LIABILITIES

1-2058	A/P - ASSESSMENT TO RES FUND	33,330.80	
1-2059	ACCTS PAYABLE TO RESERVE FUND	45,000.00	
1-2060	CONSTRUCTION DEPOSITS	34,620.00	
1-2220	PREPAID ASSESSMENTS	482.00	
1-2510	INCOME TAX PAYABLE	( 1,593.15)	
	TOTAL LIABILITIES		111,839.65

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)	( 36,291.86)	
	UNAPPROPRIATED FUND BALANCE: REVENUE/EXPENDITURE - YTD	30,950.79	
	BALANCE - CURRENT DATE	30,950.79	
	TOTAL OWNER EQUITY		( 5,341.07)
	TOTAL LIABILITIES AND EQUITY		106,498.58

BATTLEMENT MESA SERVICE ASSOC

BALANCE SHEET

DECEMBER 31, 2025

BMSA RESERVE FUND

ASSETS

2-1030	EDWARD JONES -- MM 1	295,982.01	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1	97,226.87	
2-1560	STREET LIGHT POLE INVENTORY	33,200.00	
2-1570	LAND 8935 C.R. 300	99,214.82	
		<u>                    </u>	
	TOTAL ASSETS		<u>525,623.70</u>

LIABILITIES AND EQUITY

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	( 53,220.24)	
		<u>                    </u>	
	BALANCE - CURRENT DATE	( 53,220.24)	
		<u>                    </u>	
	TOTAL OWNER EQUITY		525,623.70
	TOTAL LIABILITIES AND EQUITY		<u>525,623.70</u>