APPROVED

April 21st, 2026

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MARCH 31, 2026

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		45,660.42	
1-1015	XPRESS DEPOSIT ACCOUNT		24,139.94	
1-1025	MOUNTAIN MONEY MARKET		17,667.19	
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		(49,723.80)	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		5,098.55	
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			86,863.78
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		310.00	
1-2060	CONSTRUCTION DEPOSITS		33,133.61	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(3,593.15)	
	TOTAL LIABILITIES			30,332.46
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(9,891.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	66,422.39		
	BALANCE - CURRENT DATE		66,422.39	
	TOTAL OWNER EQUITY			56,531.32
	TOTAL LIABILITIES AND EQUITY			86,863.78

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MARCH 31, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		378,739.69	
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			608,468.29
	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	82,844.59		
	BALANCE - CURRENT DATE		82,844.59	
	TOTAL OWNER EQUITY			608,468.29
	TOTAL LIABILITIES AND EQUITY			608,468.29

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
03/26	03/02/2026	9864	Altitude Community Law, P.C.	1,208.00	Legal Services
03/26	03/02/2026	9865	David & Celeste Streeter	157.78	Refund 28 Limberpine Cir 7209.02
03/26	03/02/2026	9866	G.P. Maintenance & Services LLC	360.00	Fence Maintenance
03/26	03/02/2026	9867	Holy Cross Energy	57.74	Acct #503819900
03/26	03/02/2026	9868	Kear & CO	550.00	Facebook Management
03/26	03/02/2026	9869	Project Works LLC	450.00	Tree Trimming Maint
03/26	03/02/2026	9870	Town of Parachute	19.92	Turkey Trail Park Irrigation
03/26	03/02/2026	9871	UNCC	208.25	Utility Locates
03/26	03/02/2026	9872	VistaWorks	675.00	Website
03/26	03/24/2026	9873	Association Online	120.00	Annual Subscription
03/26	03/24/2026	9874	Battlement Mesa Metro District	21,399.74	BMSA Labor by BMMD
03/26	03/24/2026	9875	Bruin Waste Management	15,853.26	Trash Service
03/26	03/24/2026	9876	G.P. Maintenance & Services LLC	585.00	Trails Maintenance/Repair
03/26	03/24/2026	9877	G.V./Parachute Kiwanis Foundatio	150.00	2026 Bronze sponsor
03/26	03/24/2026	9878	Holy Cross Energy	559.15	Acct #165036200
03/26	03/24/2026	9879	Jean's Printing	77.56	Buisness cards for Covenant Enforcerment
03/26	03/24/2026	9880	Jessica Lynn Studios	607.50	BMSA Newsletter
03/26	03/24/2026	9881	Kear & CO	720.00	State of the community presentation
03/26	03/24/2026	9882	Valley Lumber Company	107.45	Fence post
03/26	03/24/2026	9883	Verizon	40.10	Telephone CE Officer
03/26	03/24/2026	9884	Waste Management - Carbondale	273.95	Dumpster Service
03/26	03/30/2026	9885	360 Electric, LLC	6,703.49	Street Light Maint
03/26	03/30/2026	9886	Altitude Community Law, P.C.	6,732.00	Legal Services
03/26	03/30/2026	9887	G.V. Recreation Center	132.00	BMSA Monthly March Meeting
03/26	03/30/2026	9888	Lush Green Landscapes	39,050.00	Landscape Maint
03/26	03/30/2026	9889	Micro Plastics	45.18	Name Plates
03/26	03/30/2026	9890	Remedi- H2O	1,968.56	Bioharzard cleanup
	Grand Totals:			98,811.63	

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 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	(10,087.27)	41,680.00	204,946.65	231,566.00	26,619.35	11.5	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	.00	2,313.00	11,503.34	12,851.00	1,347.66	10.5	51,404.00
1-31-3130	TRASH ASSESSMENT	.00	14,595.00	43,360.37	43,785.00	424.63	1.0	175,140.00
1-31-3510	FINES & ATTORNEY FEES	2,204.75	2,500.00	6,747.00	7,500.00	753.00	10.0	30,000.00
1-31-3520	LATE FEES	628.01	830.00	1,381.10	2,530.00	1,148.90	45.4	10,000.00
1-31-6500	INTEREST	23.96	145.00	80.09	445.00	364.91	82.0	1,750.00
1-31-6550	COMCAST FRANCHISE FEE	.00	.00	2,432.07	9,000.00	6,567.93	73.0	9,000.00
1-31-7000	MISCELLANEOUS REVENUES	240.00	400.00	800.00	1,400.00	600.00	42.9	5,000.00
	TOTAL OPERATING REVENUE	(6,990.55)	62,463.00	271,250.62	309,077.00	37,826.38	12.2	1,208,540.00
	TOTAL FUND REVENUE	(6,990.55)	62,463.00	271,250.62	309,077.00	37,826.38	12.2	1,208,540.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 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	.00	.00	300.00	300.00	100.0	18,250.00
1-50-4050	MANAGEMENT & ACCOUNTING	9,166.00	9,166.00	27,506.00	27,506.00	.00	.0	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	370.00	330.00	1,030.00	1,030.00	.00	.0	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	12,068.56	6,000.00	15,868.56	18,000.00	2,131.44	11.8	72,000.00
1-50-4090	COMMUNITY RELATIONS	1,465.18	1,375.00	6,125.18	4,125.00	(2,000.18)	(48.5)	16,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	.00	.00	.00	.0	5,000.00
1-50-4100	WEBSITE EXPENSE	675.00	920.00	2,025.00	2,720.00	695.00	25.6	11,000.00
1-50-4110	NEWSLETTER EXPENSE	607.50	608.00	1,822.50	1,818.00	(4.50)	(.3)	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	7,300.00	.00	7,300.00	7,300.00	100.0	7,300.00
1-50-4300	LEGAL SERVICES	7,940.00	2,000.00	11,048.00	6,000.00	(5,048.00)	(84.1)	24,000.00
1-50-4350	MEMBERSHIP FEES	120.00	150.00	1,160.00	470.00	(690.00)	(146.8)	1,820.00
1-50-4360	BANK CHARGES	500.96	580.00	2,677.07	1,780.00	(897.07)	(50.4)	7,000.00
1-50-4410	MEETING EXPENSE	159.90	320.00	597.60	920.00	322.40	35.0	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	535.90	800.00	4,348.27	2,800.00	(1,548.27)	(55.3)	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	.00	56,175.00	.00	(56,175.00)	.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.	350.00	.00	790.00	300.00	(490.00)	(163.3)	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	.00	.00	.00	1,000.00	1,000.00	100.0	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	510.00	.00	630.00	5,000.00	4,370.00	87.4	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	244.68	.00	733.58	.00	(733.58)	.0	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	.00	.00	218.24	.00	(218.24)	.0	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	187.50	.00	1,762.50	.00	(1,762.50)	.0	5,000.00
1-50-4640	BENCH MAINTENANCE	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	FENCE MAINTENANCE	804.95	.00	873.93	.00	(873.93)	.0	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	6,703.49	1,250.00	6,868.49	3,750.00	(3,118.49)	(83.2)	15,000.00
1-50-4665	UTILITY LOCATES	208.25	900.00	447.80	2,900.00	2,452.20	84.6	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	99.35	300.00	502.39	800.00	297.61	37.2	3,500.00
1-50-4680	WATERFALL MAINTENANCE	21.24	.00	257.64	.00	(257.64)	.0	10,000.00
1-50-4700	IRRIGATION WATER	19.92	.00	1,325.70	.00	(1,325.70)	.0	195,500.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	.00	.00	220.00	.00	(220.00)	.0	33,350.00
1-50-4720	TRASH SERVICE	14,595.00	14,595.00	41,027.00	43,785.00	2,758.00	6.3	175,140.00
1-50-4730	RECYCLE DUMPSTER	1,258.26	1,500.00	4,324.46	6,500.00	2,175.54	33.5	20,000.00
1-50-4740	TRASH DUMPSTER	273.95	200.00	817.35	700.00	(117.35)	(16.8)	2,500.00

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BMSA OPERATING FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4750	STREET LIGHT ELECTRICITY	251.62	2,600.00	7,428.70	8,600.00	1,171.30	13.6	32,000.00
1-50-4760	TELEPHONE	40.10	125.00	120.04	375.00	254.96	68.0	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	625.00	2,400.00	2,150.00	(250.00)	(11.6)	5,000.00
1-50-4840	STREET LITTER PICKUP	525.00	400.00	1,452.50	1,400.00	(52.50)	(3.8)	5,000.00
1-50-4845	TRAILS LITTER PICKUP	402.50	400.00	1,417.50	1,400.00	(17.50)	(1.3)	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	.00	62.00	827.23	192.00	(635.23)	(330.9)	750.00
	TOTAL OPERATING EXPENDITURES	79,629.81	52,506.00	204,828.23	196,821.00	(8,007.23)	(4.1)	1,208,540.00
	TOTAL FUND EXPENDITURES	79,629.81	52,506.00	204,828.23	196,821.00	(8,007.23)	(4.1)	1,208,540.00
	NET REVENUE OVER EXPENDITURES	(86,620.36)	9,957.00	66,422.39	112,256.00	45,833.61	40.8	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 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	.00	.00	2,700.00	2,700.00	100.0	10,800.00
2-33-3520	INTEREST	4,259.60	900.00	4,513.79	2,900.00	(1,613.79)	(55.7)	11,000.00
	TOTAL RESERVE FUND REVENUE	4,259.60	900.00	4,513.79	5,600.00	1,086.21	19.4	21,800.00
	TOTAL FUND REVENUE	4,259.60	900.00	4,513.79	5,600.00	1,086.21	19.4	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 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	10,000.00	.00	10,000.00	10,000.00	100.0	10,000.00
2-83-4955	STREET SIGNS	.00	4,000.00	.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	.00	14,000.00	(78,330.80)	14,000.00	92,330.80	659.5	14,000.00
	TOTAL FUND EXPENDITURES	.00	14,000.00	(78,330.80)	14,000.00	92,330.80	659.5	14,000.00
	NET REVENUE OVER EXPENDITURES	4,259.60	(13,100.00)	82,844.59	(8,400.00)	(91,244.59)	(1086.3)	7,800.00