APPROVED

August 18th, 2026

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
JULY 31, 2026

BMSA OPERATING FUND

ASSETS

1-1010	ALPINE BANK -- CHECKING		129,284.64	
1-1015	XPRESS DEPOSIT ACCOUNT		25,076.10	
1-1025	MOUNTAIN MONEY MARKET		17,727.29	
1-1060	ALPINE - ARCHITECTURAL ESCROW		32,020.00	
1-1070	WORKING CASH		301.00	
1-1080	PETTY CASH		50.00	
1-1150	ACCOUNTS RECEIVABLE - ASSESS		43,835.54	
1-1151	ACCOUNTS RECEIVABLE		(29,618.66)	
1-1155	A/R -- TAMARISK VILLAGE		8,790.10	
1-1156	TAMARISK VILLAGE OVER/UNDER		27,089.65	
1-1165	ACCOUNTS RECEIVABLE - NSF		1,134.50	
1-1166	ALLOWANCE FOR DOUBTFUL ACCTS		(31,170.18)	
1-1170	A/R INCOME TAX		659.00	
1-1550	LAND		100.00	
	TOTAL ASSETS			225,278.98

LIABILITIES AND EQUITY

LIABILITIES

1-2050	ACCOUNTS PAYABLE		1,110.00	
1-2059	ACCTS PAYABLE TO RESERVE FUND		(35.64)	
1-2060	CONSTRUCTION DEPOSITS		26,133.61	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(4,593.15)	
	TOTAL LIABILITIES			23,096.82

OWNER EQUITY

1-2800	ACCUMULATED EQUITY (DEFICIT)		(9,891.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	212,073.23		
	BALANCE - CURRENT DATE		212,073.23	
	TOTAL OWNER EQUITY			202,182.16
	TOTAL LIABILITIES AND EQUITY			225,278.98

BATTLEMENT MESA SERVICE ASSOC

BALANCE SHEET

JULY 31, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		391,762.08	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		(608.43)	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			523,568.47
	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	(2,055.23)		
	BALANCE - CURRENT DATE		(2,055.23)	
	TOTAL OWNER EQUITY			523,568.47
	TOTAL LIABILITIES AND EQUITY			523,568.47

GL Period	Check Issue Date	Check Number	Payee	Check Amount		
07/26	07/14/2026	229	Luis Vargas Herrera	3,500.00	M	Refund 11 Raprtor Court
07/26	07/14/2026	230	Luis Vargas Herrera	3,500.00	M	Refund 318 Eagle Ridge Drive
07/26	07/02/2026	1164	Battlement Mesa Service Assoc	13,944.58	M	To Correct Error G&C Fencing
07/26	07/02/2026	1165	G & C Fencing Contract	14,828.07	M	Fence Improvements
07/26	07/09/2026	1166	Battlement Mesa Service Assoc	60,000.00	M	To offset operating expenses
07/26	07/30/2026	9935	Mountain Locating LLC	1,350.00-	V	Locates
07/26	07/08/2026	9940	360 Electric, LLC	5,376.36		Street Light Maint
07/26	07/08/2026	9941	Altitude Community Law, P.C.	3,779.00		Legal Services
07/26	07/08/2026	9942	Battlement Mesa Metro District	92,734.21		Tam Village Monthly Mgmt
07/26	07/08/2026	9943	Bruin Waste Management	1,495.80		Recycle
07/26	07/08/2026	9944	G.P. Maintenance & Services LLC	2,236.06		Street Sign Maint
07/26	07/08/2026	9945	Grand Valley Park Association	750.00		Grand Valley Days Sponsorship
07/26	07/08/2026	9946	Holy Cross Energy	2,636.56		Acct #165517703
07/26	07/08/2026	9947	Jessica Lynn Studios	607.50		BMSA Newsletter
07/26	07/08/2026	9948	Kear & CO	1,650.00		Community Relations
07/26	07/08/2026	9949	Lush Green Landscapes	30,478.77		Sprinkler System Maintenance
07/26	07/08/2026	9950	Para/BM Park & Rec District	750.00		Movie Night
07/26	07/08/2026	9951	Sherwin Williams	608.20		Fencing supplies
07/26	07/08/2026	9952	Timberline Ace	4.49		Fenc Supplies
07/26	07/08/2026	9953	UNCC	8.75		Locates
07/26	07/08/2026	9954	Valley Lumber Company	194.17		Fencing Materials
07/26	07/08/2026	9955	Verizon	40.11		Telephone CE Officer
07/26	07/21/2026	9956	Bruin Waste Management	14,595.00		Trash Service
07/26	07/21/2026	9957	G.P. Maintenance & Services LLC	1,108.37		Street Sign Maint
07/26	07/21/2026	9958	G.V. Recreation Center	.68		BMSA Meeting
07/26	07/21/2026	9959	Holy Cross Energy	4,713.08		Acct #267009601
07/26	07/21/2026	9960	Joel Toomey	140.50		Common Assessment - Overpaid at Closing
07/26	07/21/2026	9961	Kear & CO	360.00		Community Relations
07/26	07/21/2026	9962	Lush Green Landscapes	4,662.09		Sprinkler System Maintenance
07/26	07/21/2026	9963	Mountain Locating LLC	1,490.00		Locates
07/26	07/21/2026	9964	Timberline Ace	4.00		Wasp Killer
07/26	07/21/2026	9965	Town of Parachute	3,736.01		Account #.1170.7 Irrigation Water
07/26	07/21/2026	9966	Waste Management - Carbondale	344.80		20-38242-03006
Grand Totals:				268,927.16		

M = Manual Check, V = Void Check

BATTLEMENT MESA SERVICE ASSOC

REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET

FOR THE 7 MONTHS ENDING JULY 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	155,874.77	148,200.00	575,528.93	611,326.00	35,797.07	5.9	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	11,505.00	8,225.00	34,511.07	33,927.00	(584.07)	(1.7)	51,404.00
1-31-3130	TRASH ASSESSMENT	43,459.75	14,595.00	130,275.40	102,165.00	(28,110.40)	(27.5)	175,140.00
1-31-3510	FINES & ATTORNEY FEES	40.00	2,500.00	(27,623.47)	17,500.00	45,123.47	257.9	30,000.00
1-31-3520	LATE FEES	1,384.23	830.00	5,520.62	5,850.00	329.38	5.6	10,000.00
1-31-3550	TRANSFER FROM RESERVE	60,000.00	.00	46,055.42	.00	(46,055.42)	.0	.00
1-31-6500	INTEREST	28.19	145.00	180.71	1,025.00	844.29	82.4	1,750.00
1-31-6550	COMCAST FRANCHISE FEE	.00	.00	4,935.07	9,000.00	4,064.93	45.2	9,000.00
1-31-7000	MISCELLANEOUS REVENUES	360.00	400.00	2,398.18	3,000.00	601.82	20.1	5,000.00
	TOTAL OPERATING REVENUE	272,651.94	174,895.00	771,781.93	783,793.00	12,011.07	1.5	1,208,540.00
	TOTAL FUND REVENUE	272,651.94	174,895.00	771,781.93	783,793.00	12,011.07	1.5	1,208,540.00

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	17,950.00	.00	18,250.00	18,250.00	100.0	18,250.00
1-50-4050	MANAGEMENT & ACCOUNTING	9,166.00	9,166.00	64,170.00	64,170.00	.00	.0	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	2,350.00	2,350.00	.00	.0	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	6,000.00	6,000.00	36,868.56	42,000.00	5,131.44	12.2	72,000.00
1-50-4090	COMMUNITY RELATIONS	6,010.00	1,375.00	16,735.18	9,625.00	(7,110.18)	(73.9)	16,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	2,122.15	5,000.00	2,877.85	57.6	5,000.00
1-50-4100	WEBSITE EXPENSE	.00	920.00	2,025.00	6,400.00	4,375.00	68.4	11,000.00
1-50-4110	NEWSLETTER EXPENSE	607.50	608.00	3,037.50	4,250.00	1,212.50	28.5	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	3,779.00	2,000.00	19,045.82	14,000.00	(5,045.82)	(36.0)	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,485.00	1,070.00	(415.00)	(38.8)	1,820.00
1-50-4360	BANK CHARGES	450.08	580.00	5,204.66	4,100.00	(1,104.66)	(26.9)	7,000.00
1-50-4410	MEETING EXPENSE	28.58	320.00	1,693.88	2,200.00	506.12	23.0	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	264.63	800.00	6,836.17	6,000.00	(836.17)	(13.9)	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	112,350.00	149,800.00	37,450.00	25.0	224,700.00
1-50-4601	T.V. LANDSCAPE MAINTENANCE	.00	750.00	641.28	3,000.00	2,358.72	78.6	4,500.00
1-50-4602	COMMON AREA MAINT.	270.00	800.00	1,725.00	3,500.00	1,775.00	50.7	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	10,750.00	4,000.00	14,500.00	17,000.00	2,500.00	14.7	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	.00	1,000.00	630.00	7,000.00	6,370.00	91.0	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	6,671.78	3,800.00	11,326.56	15,200.00	3,873.44	25.5	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	202.16	1,700.00	1,176.62	6,800.00	5,623.38	82.7	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	.00	1,000.00	1,822.50	4,000.00	2,177.50	54.4	5,000.00
1-50-4640	BENCH MAINTENANCE	998.20	200.00	1,493.20	800.00	(693.20)	(86.7)	1,000.00
1-50-4650	FENCE MAINTENANCE	1,044.16	1,800.00	3,697.26	7,200.00	3,502.74	48.7	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	5,015.06	1,250.00	11,883.55	8,750.00	(3,133.55)	(35.8)	15,000.00
1-50-4665	UTILITY LOCATES	1,498.75	900.00	6,281.55	6,500.00	218.45	3.4	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	1,723.74	300.00	4,886.22	2,000.00	(2,886.22)	(144.3)	3,500.00
1-50-4680	WATERFALL MAINTENANCE	2,055.00	2,000.00	4,599.47	8,000.00	3,400.53	42.5	10,000.00
1-50-4700	IRRIGATION WATER	64,100.56	32,500.00	65,810.24	130,500.00	64,689.76	49.6	195,500.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	12,746.13	5,500.00	12,966.13	22,350.00	9,383.87	42.0	33,350.00
1-50-4720	TRASH SERVICE	14,595.00	14,595.00	99,407.00	102,165.00	2,758.00	2.7	175,140.00
1-50-4730	RECYCLE DUMPSTER	1,495.80	1,500.00	10,326.43	12,500.00	2,173.57	17.4	20,000.00
1-50-4740	TRASH DUMPSTER	344.80	200.00	2,038.70	1,500.00	(538.70)	(35.9)	2,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 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	4,743.05	2,600.00	17,321.81	19,000.00	1,678.19	8.8	32,000.00
1-50-4760	TELEPHONE	40.11	125.00	280.45	875.00	594.55	68.0	1,500.00
1-50-4810	STREET SWEEPING	.00	892.00	2,230.00	3,568.00	1,338.00	37.5	4,460.00
1-50-4835	TRAILS SNOW REMOVAL	.00	.00	3,200.00	3,400.00	200.00	5.9	5,000.00
1-50-4840	STREET LITTER PICKUP	540.00	400.00	3,182.00	3,000.00	(182.00)	(6.1)	5,000.00
1-50-4845	TRAILS LITTER PICKUP	619.00	400.00	3,411.58	3,000.00	(411.58)	(13.7)	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	.00	62.00	947.23	440.00	(507.23)	(115.3)	750.00
	TOTAL OPERATING EXPENDITURES	174,814.09	155,923.00	559,708.70	771,763.00	212,054.30	27.5	1,208,540.00
	TOTAL FUND EXPENDITURES	174,814.09	155,923.00	559,708.70	771,763.00	212,054.30	27.5	1,208,540.00
	NET REVENUE OVER EXPENDITURES	97,837.85	18,972.00	212,073.23	12,030.00	(200,043.23)	(1662.9)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 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	8,100.00	8,100.00	100.0	10,800.00
2-33-3520	INTEREST	453.00	900.00	8,401.62	6,500.00	(1,901.62)	(29.3)	11,000.00
2-33-3900	TRANSFER TO OPERATING FUND	(60,000.00)	.00	(59,964.36)	.00	59,964.36	.0	.00
	TOTAL RESERVE FUND REVENUE	(59,547.00)	3,600.00	(51,562.74)	14,600.00	66,162.74	453.2	21,800.00
	TOTAL FUND REVENUE	(59,547.00)	3,600.00	(51,562.74)	14,600.00	66,162.74	453.2	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2026

BMSA RESERVE FUND

		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
	RESERVE FUND EXPENDITURES							
2-83-4605	BANK CHARGES	15.00	.00	15.00	.00	(15.00)	.0	.00
2-83-4640	FENCE IMPROVEMENTS	28,772.65	.00	28,808.29	10,000.00	(18,808.29)	(188.1)	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	28,787.65	.00	(49,507.51)	14,000.00	63,507.51	453.6	14,000.00
	TOTAL FUND EXPENDITURES	28,787.65	.00	(49,507.51)	14,000.00	63,507.51	453.6	14,000.00
	NET REVENUE OVER EXPENDITURES	(88,334.65)	3,600.00	(2,055.23)	600.00	2,655.23	442.5	7,800.00