APPROVED

May 19th, 2026

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
FEBRUARY 28, 2026

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		27,453.64	
1-1015	XPRESS DEPOSIT ACCOUNT		23,297.37	
1-1025	MOUNTAIN MONEY MARKET		17,652.68	
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		23,126.19	
1-1151	ACCOUNTS RECEIVABLE		7,259.51	
1-1155	A/R -- TAMARISK VILLAGE		7,383.92	
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			142,935.28
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		3,010.00	
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			34,032.46
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(9,891.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	118,793.89		
	BALANCE - CURRENT DATE		118,793.89	
	TOTAL OWNER EQUITY			108,902.82
	TOTAL LIABILITIES AND EQUITY			142,935.28

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
FEBRUARY 28, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		452,643.61	
2-1031	EJ BOOK TO MARKET ADJUSTMENT 1		97,481.06	
2-1550	ACCTS RECEIVABLE FROM OP FUND		(156,661.60)	
2-1560	STREET LIGHT POLE INVENTORY		33,200.00	
2-1570	LAND 8935 C.R. 300		99,214.82	
	TOTAL ASSETS			525,877.89
	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	254.19		
	BALANCE - CURRENT DATE		254.19	
	TOTAL OWNER EQUITY			525,877.89
	TOTAL LIABILITIES AND EQUITY			525,877.89

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 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	19,395.00	41,680.00	211,519.12	189,886.00	(21,633.12)	(11.4)	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	(1.66)	2,313.00	11,503.34	10,538.00	(965.34)	(9.2)	51,404.00
1-31-3130	TRASH ASSESSMENT	(4.34)	14,595.00	43,360.37	29,190.00	(14,170.37)	(48.6)	175,140.00
1-31-3510	FINES & ATTORNEY FEES	4,947.25	2,500.00	4,542.25	5,000.00	457.75	9.2	30,000.00
1-31-3520	LATE FEES	782.39	830.00	753.09	1,700.00	946.91	55.7	10,000.00
1-31-6500	INTEREST	28.11	145.00	56.13	300.00	243.87	81.3	1,750.00
1-31-6550	COMCAST FRANCHISE FEE	2,432.07	.00	2,432.07	9,000.00	6,567.93	73.0	9,000.00
1-31-7000	MISCELLANEOUS REVENUES	240.00	400.00	560.00	1,000.00	440.00	44.0	5,000.00
	TOTAL OPERATING REVENUE	27,818.82	62,463.00	274,726.37	246,614.00	(28,112.37)	(11.4)	1,208,540.00
	TOTAL FUND REVENUE	27,818.82	62,463.00	274,726.37	246,614.00	(28,112.37)	(11.4)	1,208,540.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 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	18,348.00	9,166.00	27,514.00	18,340.00	(9,174.00)	(50.0)	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	660.00	330.00	990.00	700.00	(290.00)	(41.4)	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	3,800.00	6,000.00	5,700.00	12,000.00	6,300.00	52.5	72,000.00
1-50-4090	COMMUNITY RELATIONS	5,320.00	1,375.00	7,320.00	2,750.00	(4,570.00)	(166.2)	16,500.00
1-50-4093	COMMUNITY CLEANUP	.00	.00	.00	.00	.00	.0	5,000.00
1-50-4100	WEBSITE EXPENSE	1,350.00	920.00	2,025.00	1,800.00	(225.00)	(12.5)	11,000.00
1-50-4110	NEWSLETTER EXPENSE	1,215.00	608.00	1,822.50	1,210.00	(612.50)	(50.6)	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	4,034.00	2,000.00	5,125.00	4,000.00	(1,125.00)	(28.1)	24,000.00
1-50-4350	MEMBERSHIP FEES	.00	150.00	1,040.00	320.00	(720.00)	(225.0)	1,820.00
1-50-4360	BANK CHARGES	1,661.66	580.00	2,176.11	1,200.00	(976.11)	(81.3)	7,000.00
1-50-4410	MEETING EXPENSE	315.70	320.00	595.55	600.00	4.45	.7	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	4,102.74	800.00	5,863.74	2,000.00	(3,863.74)	(193.2)	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	.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.	420.00	.00	650.00	300.00	(350.00)	(116.7)	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	.00	.00	120.00	5,000.00	4,880.00	97.6	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	489.32	.00	733.56	.00	(733.56)	.0	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	436.48	.00	436.48	.00	(436.48)	.0	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	1,830.00	.00	2,490.00	.00	(2,490.00)	.0	5,000.00
1-50-4640	BENCH MAINTENANCE	.00	.00	.00	.00	.00	.0	1,000.00
1-50-4650	FENCE MAINTENANCE	120.00	.00	128.98	.00	(128.98)	.0	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	330.00	1,250.00	330.00	2,500.00	2,170.00	86.8	15,000.00
1-50-4665	UTILITY LOCATES	5,010.50	900.00	5,019.80	2,000.00	(3,019.80)	(151.0)	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	610.86	300.00	708.47	500.00	(208.47)	(41.7)	3,500.00
1-50-4680	WATERFALL MAINTENANCE	42.48	.00	257.64	.00	(257.64)	.0	10,000.00
1-50-4700	IRRIGATION WATER	39.84	.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	26,432.00	14,595.00	39,648.00	29,190.00	(10,458.00)	(35.8)	175,140.00
1-50-4730	RECYCLE DUMPSTER	3,562.48	1,500.00	4,847.44	5,000.00	152.56	3.1	20,000.00
1-50-4740	TRASH DUMPSTER	541.34	200.00	814.07	500.00	(314.07)	(62.8)	2,500.00

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		PERIOD ACTUAL	PERIOD BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE	ANNUAL BUDGET
1-50-4750	STREET LIGHT ELECTRICITY	13,938.26	2,600.00	14,146.21	6,000.00	(8,146.21)	(135.8)	32,000.00
1-50-4760	TELEPHONE	80.20	125.00	120.04	250.00	129.96	52.0	1,500.00
1-50-4810	STREET SWEEPING	.00	.00	.00	.00	.00	.0	4,460.00
1-50-4835	TRAILS SNOW REMOVAL	.00	625.00	800.00	1,525.00	725.00	47.5	5,000.00
1-50-4840	STREET LITTER PICKUP	1,120.00	400.00	1,487.50	1,000.00	(487.50)	(48.8)	5,000.00
1-50-4845	TRAILS LITTER PICKUP	1,015.00	400.00	1,522.50	1,000.00	(522.50)	(52.3)	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	36,000.00	.00	36,000.00	36,000.00	100.0	36,000.00
1-50-9999	MISC OPERATING EXPENSE	803.92	62.00	1,229.19	130.00	(1,099.19)	(845.5)	750.00
	TOTAL OPERATING EXPENDITURES	97,629.78	81,206.00	155,932.48	144,315.00	(11,617.48)	(8.1)	1,208,540.00
	TOTAL FUND EXPENDITURES	97,629.78	81,206.00	155,932.48	144,315.00	(11,617.48)	(8.1)	1,208,540.00
	NET REVENUE OVER EXPENDITURES	(69,810.96)	(18,743.00)	118,793.89	102,299.00	(16,494.89)	(16.1)	.00

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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	167.28	900.00	254.19	2,000.00	1,745.81	87.3	11,000.00
	TOTAL RESERVE FUND REVENUE	167.28	900.00	254.19	4,700.00	4,445.81	94.6	21,800.00
	TOTAL FUND REVENUE	167.28	900.00	254.19	4,700.00	4,445.81	94.6	21,800.00

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		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	167.28	900.00	254.19	4,700.00	4,445.81	94.6	7,800.00