APPROVED

August 18th, 2026

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MAY 31, 2026

BMSA OPERATING FUND

	ASSETS			
1-1010	ALPINE BANK -- CHECKING		85,735.12	
1-1015	XPRESS DEPOSIT ACCOUNT		22,687.72	
1-1025	MOUNTAIN MONEY MARKET		17,696.73	
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		(3,615.19)	
1-1151	ACCOUNTS RECEIVABLE		(29,618.66)	
1-1155	A/R -- TAMARISK VILLAGE		6,379.22	
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			136,167.41
	LIABILITIES AND EQUITY			
	LIABILITIES			
1-2050	ACCOUNTS PAYABLE		1,110.00	
1-2059	ACCTS PAYABLE TO RESERVE FUND		(13,980.22)	
1-2060	CONSTRUCTION DEPOSITS		33,133.61	
1-2220	PREPAID ASSESSMENTS		482.00	
1-2510	INCOME TAX PAYABLE		(3,593.15)	
	TOTAL LIABILITIES			17,152.24
	OWNER EQUITY			
1-2800	ACCUMULATED EQUITY (DEFICIT)		(9,891.07)	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE/EXPENDITURE - YTD	128,906.24		
	BALANCE - CURRENT DATE		128,906.24	
	TOTAL OWNER EQUITY			119,015.17
	TOTAL LIABILITIES AND EQUITY			136,167.41

BATTLEMENT MESA SERVICE ASSOC
BALANCE SHEET
MAY 31, 2026

BMSA RESERVE FUND

	ASSETS			
2-1030	EDWARD JONES -- MM 1		479,706.59	
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			611,512.98
	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	85,889.28		
	BALANCE - CURRENT DATE		85,889.28	
	TOTAL OWNER EQUITY			611,512.98
	TOTAL LIABILITIES AND EQUITY			611,512.98

GL Period	Check Issue Date	Check Number	Payee	Check Amount	
05/26	05/13/2026	9907	Altitude Community Law, P.C.	2,929.52	Legal Services
05/26	05/13/2026	9908	Battlement Mesa Metro District	17,653.09	Recycle bin straps
05/26	05/13/2026	9909	Bruin Waste Management	18,139.06	Recycle
05/26	05/13/2026	9910	G.P. Maintenance & Services LLC	960.00	Waterfall Maintenance
05/26	05/13/2026	9911	G.V. Recreation Center	252.00	BMSA Committee Meeting
05/26	05/13/2026	9912	Holy Cross Energy	579.11	Acct #165036301
05/26	05/13/2026	9913	Lush Green Landscapes	1,953.37	Sprinkler System Maintenance
05/26	05/13/2026	9914	Mountain Locating LLC	1,300.00	Locates
05/26	05/13/2026	9915	Rocky Mountain Sweeping, Inc	2,230.00	Street Sweeping
05/26	05/13/2026	9916	Timberline Ace	29.32	Street Signs Maint
05/26	05/13/2026	9917	Town of Parachute	2,519.92	Turkey Trail Park Irrigation
05/26	05/13/2026	9918	Verizon	40.09	Telephone CE Officer
05/26	05/13/2026	9919	Waste Management - Carbondale	295.82	Dumpster Service
05/26	05/19/2026	9920	G & C Fencing Contract	13,944.58	Deposit for Fence Improvements
05/26	05/28/2026	9921	Community Associations Institute	325.00	Homeowner Leader Membership Dues
05/26	05/28/2026	9922	G.P. Maintenance & Services LLC	1,594.58	Fence Maintenance
05/26	05/28/2026	9923	G.V. Recreation Center	732.00	BMSA Meeting
05/26	05/28/2026	9924	Holy Cross Energy	2,358.16	Acct #165517703
05/26	05/28/2026	9925	Jessica Lynn Studios	607.50	BMSA Newsletter
05/26	05/28/2026	9926	Lush Green Landscapes	22,475.00	Landscape Maint
05/26	05/28/2026	9927	UNCC	73.50	Utility Locates
Grand Totals:				90,991.62	

M = Manual Check, V = Void Check

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	36,143.35	41,680.00	387,893.65	421,446.00	33,552.35	8.0	926,246.00
1-31-3120	TAM VILL FRONT LAWN ASSESSMENT	.00	2,313.00	23,006.07	23,389.00	382.93	1.6	51,404.00
1-31-3130	TRASH ASSESSMENT	(6.26)	14,595.00	86,815.65	72,975.00	(13,840.65)	(19.0)	175,140.00
1-31-3510	FINES & ATTORNEY FEES	(35,883.67)	2,500.00	(28,496.67)	12,500.00	40,996.67	328.0	30,000.00
1-31-3520	LATE FEES	868.09	830.00	3,408.10	4,190.00	781.90	18.7	10,000.00
1-31-6500	INTEREST	26.31	145.00	130.11	735.00	604.89	82.3	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	200.00	400.00	1,798.18	2,200.00	401.82	18.3	5,000.00
	TOTAL OPERATING REVENUE	1,347.82	62,463.00	479,490.16	546,435.00	66,944.84	12.3	1,208,540.00
	TOTAL FUND REVENUE	1,347.82	62,463.00	479,490.16	546,435.00	66,944.84	12.3	1,208,540.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	45,838.00	45,838.00	.00	.0	110,000.00
1-50-4060	TAM VIL MNGT & ACCTG	330.00	330.00	1,690.00	1,690.00	.00	.0	4,000.00
1-50-4070	COVENANT ENFORCEMENT SERVICE	6,000.00	6,000.00	27,868.56	30,000.00	2,131.44	7.1	72,000.00
1-50-4090	COMMUNITY RELATIONS	2,500.00	1,375.00	9,285.18	6,875.00	(2,410.18)	(35.1)	16,500.00
1-50-4093	COMMUNITY CLEANUP	2,122.15	.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	4,560.00	2,535.00	55.6	11,000.00
1-50-4110	NEWSLETTER EXPENSE	607.50	608.00	2,430.00	3,034.00	604.00	19.9	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	2,929.52	2,000.00	13,977.52	10,000.00	(3,977.52)	(39.8)	24,000.00
1-50-4350	MEMBERSHIP FEES	325.00	150.00	1,485.00	770.00	(715.00)	(92.9)	1,820.00
1-50-4360	BANK CHARGES	1,309.63	580.00	4,383.28	2,940.00	(1,443.28)	(49.1)	7,000.00
1-50-4410	MEETING EXPENSE	1,011.90	320.00	1,637.40	1,560.00	(77.40)	(5.0)	3,800.00
1-50-4450	POSTAGE/COPY/OFFICE SUPPLIES	412.41	800.00	6,151.00	4,400.00	(1,751.00)	(39.8)	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	74,900.00	(18,725.00)	(25.0)	224,700.00
1-50-4601	T.V. IRRIGATION SYS REPAIR/REP	.00	750.00	.00	1,500.00	1,500.00	100.0	4,500.00
1-50-4602	COMMON AREA MAINT.	210.00	800.00	1,140.00	1,900.00	760.00	40.0	4,000.00
1-50-4605	RIGHT-OF-WAY/OPEN SPACE MAINT	3,750.00	4,000.00	3,750.00	9,000.00	5,250.00	58.3	24,000.00
1-50-4606	TREE TRIMMING/MAINTENANCE	.00	.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	2,196.25	3,800.00	3,174.03	7,600.00	4,425.97	58.2	19,000.00
1-50-4620	T.V. IRRIGATION SYS MAINT.	101.00	1,700.00	399.05	3,400.00	3,000.95	88.3	8,500.00
1-50-4630	TRAILS MAINTENANCE/REPAIR	.00	1,000.00	1,822.50	2,000.00	177.50	8.9	5,000.00
1-50-4640	BENCH MAINTENANCE	225.00	200.00	495.00	400.00	(95.00)	(23.8)	1,000.00
1-50-4650	FENCE MAINTENANCE	724.58	1,800.00	1,963.10	3,600.00	1,636.90	45.5	9,000.00
1-50-4660	STREET LIGHT MAINTENANCE	.00	1,250.00	6,868.49	6,250.00	(618.49)	(9.9)	15,000.00
1-50-4665	UTILITY LOCATES	1,373.50	900.00	4,709.30	4,700.00	(9.30)	(.2)	11,000.00
1-50-4670	STREET SIGN MAINTENANCE	882.35	300.00	3,115.39	1,400.00	(1,715.39)	(122.5)	3,500.00
1-50-4680	WATERFALL MAINTENANCE	986.22	2,000.00	1,415.10	4,000.00	2,584.90	64.6	10,000.00
1-50-4700	IRRIGATION WATER	19.92	32,500.00	1,365.54	65,500.00	64,134.46	97.9	195,500.00
1-50-4710	IRRIGATION WATER - TAM VILLAGE	.00	5,500.00	220.00	11,350.00	11,130.00	98.1	33,350.00
1-50-4720	TRASH SERVICE	14,595.00	14,595.00	70,217.00	72,975.00	2,758.00	3.8	175,140.00
1-50-4730	RECYCLE DUMPSTER	1,473.63	1,500.00	7,317.03	9,500.00	2,182.97	23.0	20,000.00
1-50-4740	TRASH DUMPSTER	295.82	200.00	1,403.10	1,100.00	(303.10)	(27.6)	2,500.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	2,469.12	2,600.00	12,366.17	13,800.00	1,433.83	10.4	32,000.00
1-50-4760	TELEPHONE	40.09	125.00	200.24	625.00	424.76	68.0	1,500.00
1-50-4810	STREET SWEEPING	2,230.00	892.00	2,230.00	1,784.00	(446.00)	(25.0)	4,460.00
1-50-4835	TRAILS SNOW REMOVAL	.00	625.00	3,200.00	3,400.00	200.00	5.9	5,000.00
1-50-4840	STREET LITTER PICKUP	630.00	400.00	2,380.00	2,200.00	(180.00)	(8.2)	5,000.00
1-50-4845	TRAILS LITTER PICKUP	675.08	400.00	2,390.08	2,200.00	(190.08)	(8.6)	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	40.00	62.00	887.23	316.00	(571.23)	(180.8)	750.00
	TOTAL OPERATING EXPENDITURES	78,356.67	137,598.00	346,176.44	478,867.00	132,690.56	27.7	1,208,540.00
	TOTAL FUND EXPENDITURES	78,356.67	137,598.00	346,176.44	478,867.00	132,690.56	27.7	1,208,540.00
	NET REVENUE OVER EXPENDITURES	(77,008.85)	(75,135.00)	133,313.72	67,568.00	(65,745.72)	(97.3)	.00

BATTLEMENT MESA SERVICE ASSOC
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	5,400.00	5,400.00	100.0	10,800.00
2-33-3520	INTEREST	2,365.12	900.00	7,558.48	4,700.00	(2,858.48)	(60.8)	11,000.00
2-33-3900	TRANSFER TO OPERATING FUND	13,944.58	.00	13,980.22	.00	(13,980.22)	.0	.00
	TOTAL RESERVE FUND REVENUE	16,309.70	900.00	21,538.70	10,100.00	(11,438.70)	(113.3)	21,800.00
	TOTAL FUND REVENUE	16,309.70	900.00	21,538.70	10,100.00	(11,438.70)	(113.3)	21,800.00

BATTLEMENT MESA SERVICE ASSOC
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 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	13,944.58	.00	13,980.22	10,000.00	(3,980.22)	(39.8)	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	13,944.58	.00	(64,350.58)	14,000.00	78,350.58	559.7	14,000.00
	TOTAL FUND EXPENDITURES	13,944.58	.00	(64,350.58)	14,000.00	78,350.58	559.7	14,000.00
	NET REVENUE OVER EXPENDITURES	2,365.12	900.00	85,889.28	(3,900.00)	(89,789.28)	(2302.3)	7,800.00