

# Montrose Master Association

Run Date: 02/23/2022  
Run Time: 08:10 PM

## BALANCE SHEET As of: 01/31/2022

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01001-000	Banner - Operating Account	\$15,314.91
01011-000	Alliance Bank - Operating	\$239,191.98
01013-000	Alliance Bank - Reserves/WC	\$43,818.33
	TOTAL ASSETS	<u>\$298,325.22</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES	\$0.00

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings	\$250,158.86
	Current Year Net Income/(Loss)	\$48,166.36
	TOTAL EQUITY	<u>\$298,325.22</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$298,325.22</u>

# Montrose Master Association

Run Date: 02/23/2022  
Run Time: 08:10 PM

## INCOME STATEMENT

Start: 01/01/2022 | End: 01/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	54,133.97	51,120.00	3,013.97	54,133.97	51,120.00	3,013.97	165,312.00
05011-000 Dues - Apartment	4,562.40	4,562.40	0.00	4,562.40	4,562.40	0.00	9,124.80
05012-000 Dues - Builder	1,197.00	171.00	1,026.00	1,197.00	171.00	1,026.00	5,814.00
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	(500.00)	0.00	(500.00)	0.00
05020-000 Late Charges	248.06	300.00	(51.94)	248.06	300.00	(51.94)	4,000.00
05021-000 Late Interest Income	19.87	20.00	(0.13)	19.87	20.00	(0.13)	240.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	50.00	50.00	0.00	250.00
05045-000 Initiation Fees	(350.00)	0.00	(350.00)	(350.00)	0.00	(350.00)	0.00
05045-900 Initiation Fees - Capital Reserves	400.00	300.00	100.00	400.00	300.00	100.00	1,200.00
05050-000 Interest Income	4.42	0.00	4.42	4.42	0.00	4.42	0.00
05050-900 Interest Income - Capital Reserves	3.69	0.00	3.69	3.69	0.00	3.69	20.00
<b>Total</b>	<b>59,789.41</b>	<b>56,523.40</b>	<b>3,266.01</b>	<b>59,789.41</b>	<b>56,523.40</b>	<b>3,266.01</b>	<b>186,810.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	7,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	400.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06308-000 Lien Filing Fees	200.00	0.00	(200.00)	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,730.00
06330-000 Bank Charges	19.13	25.00	5.87	19.13	25.00	5.87	300.00
06415-000 Electricity & Gas	111.45	124.00	12.55	111.45	124.00	12.55	1,488.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00
06615-000 Snow Removal	5,525.00	2,600.00	(2,925.00)	5,525.00	2,600.00	(2,925.00)	6,800.00
06620-900 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
06626-000 Postage	2,233.47	1,900.00	(333.47)	2,233.47	1,900.00	(333.47)	4,740.00
06630-000 Repairs and Maintenance	0.00	162.00	162.00	0.00	162.00	162.00	2,646.00
06631-000 Fence Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	9,059.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	14,200.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	2,029.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	157.00
07505-000 Management Fee	3,534.00	3,534.00	0.00	3,534.00	3,534.00	0.00	45,164.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	900.00
<b>Total</b>	<b>11,623.05</b>	<b>8,345.00</b>	<b>(3,278.05)</b>	<b>11,623.05</b>	<b>8,345.00</b>	<b>(3,278.05)</b>	<b>198,312.88</b>
<b>Net Income</b>	<b>48,166.36</b>	<b>48,178.40</b>	<b>(12.04)</b>	<b>48,166.36</b>	<b>48,178.40</b>	<b>(12.04)</b>	<b>(11,502.08)</b>

# Montrose Master Association

## INCOME STATEMENT

Main

Start: 01/01/2022 | End: 01/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	54,133.97	51,120.00	3,013.97	54,133.97	51,120.00	3,013.97	165,312.00
05011-000 Dues - Apartment	4,562.40	4,562.40	0.00	4,562.40	4,562.40	0.00	9,124.80
05012-000 Dues - Builder	1,197.00	171.00	1,026.00	1,197.00	171.00	1,026.00	5,814.00
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	(500.00)	0.00	(500.00)	0.00
05020-000 Late Charges	248.06	300.00	(51.94)	248.06	300.00	(51.94)	4,000.00
05021-000 Late Interest Income	19.87	20.00	(0.13)	19.87	20.00	(0.13)	240.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	50.00	50.00	0.00	250.00
05045-000 Initiation Fees	(350.00)	0.00	(350.00)	(350.00)	0.00	(350.00)	0.00
05050-000 Interest Income	4.42	0.00	4.42	4.42	0.00	4.42	0.00
<b>Total</b>	<b>59,385.72</b>	<b>56,223.40</b>	<b>3,162.32</b>	<b>59,385.72</b>	<b>56,223.40</b>	<b>3,162.32</b>	<b>185,590.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	7,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	400.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06308-000 Lien Filing Fees	200.00	0.00	(200.00)	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,730.00
06330-000 Bank Charges	19.13	25.00	5.87	19.13	25.00	5.87	300.00
06415-000 Electricity & Gas	111.45	124.00	12.55	111.45	124.00	12.55	1,488.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00
06615-000 Snow Removal	5,525.00	2,600.00	(2,925.00)	5,525.00	2,600.00	(2,925.00)	6,800.00
06626-000 Postage	2,233.47	1,900.00	(333.47)	2,233.47	1,900.00	(333.47)	4,740.00
06630-000 Repairs and Maintenance	0.00	162.00	162.00	0.00	162.00	162.00	2,646.00
06631-000 Fence Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	9,059.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	14,200.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	2,029.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	157.00
07505-000 Management Fee	3,534.00	3,534.00	0.00	3,534.00	3,534.00	0.00	45,164.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	900.00
<b>Total</b>	<b>11,623.05</b>	<b>8,345.00</b>	<b>(3,278.05)</b>	<b>11,623.05</b>	<b>8,345.00</b>	<b>(3,278.05)</b>	<b>183,312.88</b>

<b>Net Income</b>	<b>47,762.67</b>	<b>47,878.40</b>	<b>(115.73)</b>	<b>47,762.67</b>	<b>47,878.40</b>	<b>(115.73)</b>	<b>2,277.92</b>
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# Montrose Master Association

Run Date: 02/23/2022

Run Time: 08:11 PM

## INCOME STATEMENT

Capital Reserves

Start: 01/01/2022 | End: 01/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	400.00	300.00	100.00	400.00	300.00	100.00	1,200.00
05050-900 Interest Income - Capital Reserves	3.69	0.00	3.69	3.69	0.00	3.69	20.00
<b>Total</b>	<b>403.69</b>	<b>300.00</b>	<b>103.69</b>	<b>403.69</b>	<b>300.00</b>	<b>103.69</b>	<b>1,220.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06620-900 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,000.00</b>
<b>Net Income</b>	<b>403.69</b>	<b>300.00</b>	<b>103.69</b>	<b>403.69</b>	<b>300.00</b>	<b>103.69</b>	<b>(13,780.00)</b>