

Montrose Master Association

Run Date: 02/23/2023

Run Time: 12:16 PM

BALANCE SHEET

As of: 01/31/2023

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$272,927.98
01013-000	Alliance Bank - Reserves/WC	\$47,781.09
	TOTAL ASSETS	<u>\$320,709.07</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$250,613.17
	Current Year Net Income/(Loss)	\$70,095.90
	TOTAL EQUITY	<u>\$320,709.07</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$320,709.07</u>

Montrose Master Association

Run Date: 02/23/2023

Run Time: 12:17 PM

INCOME STATEMENT

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	78,122.59	65,866.88	12,255.71	78,122.59	65,866.88	12,255.71	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	0.00	0.00	0.00	10,800.00
05012-000 Dues - Builder	1,012.50	607.50	405.00	1,012.50	607.50	405.00	7,087.50
05014-000 Transfer Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	1,193.37	450.00	743.37	1,193.37	450.00	743.37	5,400.00
05021-000 Late Interest Income	71.63	30.00	41.63	71.63	30.00	41.63	360.00
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	0.00	50.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	(217.50)	0.00	(217.50)	(217.50)	0.00	(217.50)	0.00
05045-900 Initiation Fees - Capital Reserves	300.00	400.00	(100.00)	300.00	400.00	(100.00)	1,550.00
05050-000 Interest Income	4.97	5.50	(0.53)	4.97	5.50	(0.53)	66.00
05050-900 Interest Income - Capital Reserves	6.06	4.20	1.86	6.06	4.20	1.86	50.40
Total	80,663.62	67,364.08	13,299.54	80,663.62	67,364.08	13,299.54	238,637.70

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	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	80.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	450.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,770.00
06415-000 Electricity & Gas	126.60	139.00	12.40	126.60	139.00	12.40	1,668.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00
06615-000 Snow Removal	3,650.00	4,000.00	350.00	3,650.00	4,000.00	350.00	9,000.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
06626-000 Postage	2,473.62	2,500.00	26.38	2,473.62	2,500.00	26.38	6,625.00
06630-000 Repairs and Maintenance	0.00	450.00	450.00	0.00	450.00	450.00	6,400.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	72,500.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	10,700.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	11,380.00
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	18,500.00
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	3,070.25
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	2,998.50
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	177.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07505-000 Management Fee	4,317.50	4,317.50	0.00	4,317.50	4,317.50	0.00	52,827.50
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	850.00
07515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	33.40
Total	10,567.72	11,406.50	838.78	10,567.72	11,406.50	838.78	249,879.65
Net Income	70,095.90	55,957.58	14,138.32	70,095.90	55,957.58	14,138.32	(11,241.95)

Montrose Master Association

Run Date: 02/23/2023

Run Time: 12:17 PM

INCOME STATEMENT

Main

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	78,122.59	65,866.88	12,255.71	78,122.59	65,866.88	12,255.71	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	0.00	0.00	0.00	10,800.00
05012-000 Dues - Builder	1,012.50	607.50	405.00	1,012.50	607.50	405.00	7,087.50
05014-000 Transfer Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	1,193.37	450.00	743.37	1,193.37	450.00	743.37	5,400.00
05021-000 Late Interest Income	71.63	30.00	41.63	71.63	30.00	41.63	360.00
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	0.00	50.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	(217.50)	0.00	(217.50)	(217.50)	0.00	(217.50)	0.00
05050-000 Interest Income	4.97	5.50	(0.53)	4.97	5.50	(0.53)	66.00
Total	80,357.56	66,959.88	13,397.68	80,357.56	66,959.88	13,397.68	237,037.30

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	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	80.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	450.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,770.00
06415-000 Electricity & Gas	126.60	139.00	12.40	126.60	139.00	12.40	1,668.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00
06615-000 Snow Removal	3,650.00	4,000.00	350.00	3,650.00	4,000.00	350.00	9,000.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
06626-000 Postage	2,473.62	2,500.00	26.38	2,473.62	2,500.00	26.38	6,625.00
06630-000 Repairs and Maintenance	0.00	450.00	450.00	0.00	450.00	450.00	6,400.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	72,500.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	10,700.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	11,380.00
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	18,500.00
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	3,070.25
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	2,998.50
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	177.00
07505-000 Management Fee	4,317.50	4,317.50	0.00	4,317.50	4,317.50	0.00	52,827.50
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	850.00
07515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	33.40
Total	10,567.72	11,406.50	838.78	10,567.72	11,406.50	838.78	234,879.65

Net Income	69,789.84	55,553.38	14,236.46	69,789.84	55,553.38	14,236.46	2,157.65
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Montrose Master Association

Run Date: 02/23/2023

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INCOME STATEMENT

Capital Reserves

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	300.00	400.00	(100.00)	300.00	400.00	(100.00)	1,550.00
05050-900 Interest Income - Capital Reserves	6.06	4.20	1.86	6.06	4.20	1.86	50.40
Total	306.06	404.20	(98.14)	306.06	404.20	(98.14)	1,600.40

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Net Income	306.06	404.20	(98.14)	306.06	404.20	(98.14)	(13,399.60)