

Montrose Master Association

Run Date: 03/15/2022
Run Time: 09:55 PM

BALANCE SHEET As of: 02/28/2022

Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$16,094.45
01011-000	Alliance Bank - Operating	\$268,920.89
01013-000	Alliance Bank - Reserves/WC	\$43,821.69
	TOTAL ASSETS	<u>\$328,837.03</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$250,158.86
	Current Year Net Income/(Loss)	\$78,678.17
	TOTAL EQUITY	<u>\$328,837.03</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$328,837.03</u>

Montrose Master Association

INCOME STATEMENT

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	32,266.33	20,880.00	11,386.33	86,400.30	72,000.00	14,400.30	165,312.00
05011-000 Dues - Apartment	0.00	0.00	0.00	4,562.40	4,562.40	0.00	9,124.80
05012-000 Dues - Builder	1,368.00	513.00	855.00	2,565.00	684.00	1,881.00	5,814.00
05014-000 Transfer Fee	450.00	0.00	450.00	(50.00)	0.00	(50.00)	0.00
05020-000 Late Charges	209.34	300.00	(90.66)	457.40	600.00	(142.60)	4,000.00
05021-000 Late Interest Income	14.03	20.00	(5.97)	33.90	40.00	(6.10)	240.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	850.00
05032-000 Lien Income	235.00	0.00	235.00	285.00	50.00	235.00	250.00
05045-000 Initiation Fees	900.00	0.00	900.00	550.00	0.00	550.00	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	400.00	300.00	100.00	1,200.00
05050-000 Interest Income	4.83	0.00	4.83	9.25	0.00	9.25	0.00
05050-900 Interest Income - Capital Reserves	3.36	0.00	3.36	7.05	0.00	7.05	20.00
Total	35,430.89	21,713.00	13,717.89	95,220.30	78,236.40	16,983.90	186,810.80

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	400.00	0.00	(400.00)	400.00	0.00	(400.00)	400.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	250.00	0.00	(250.00)	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	20.46	25.00	4.54	39.59	50.00	10.41	300.00
06415-000 Electricity & Gas	110.25	124.00	13.75	221.70	248.00	26.30	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	0.00	2,400.00	2,400.00	5,525.00	5,000.00	(525.00)	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	71.81	80.00	8.19	2,305.28	1,980.00	(325.28)	4,740.00
06630-000 Repairs and Maintenance	100.00	162.00	62.00	100.00	324.00	224.00	2,646.00
06631-000 Fence Maintenance	406.56	0.00	(406.56)	406.56	0.00	(406.56)	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	3,730.00	3,705.00	(25.00)	7,264.00	7,239.00	(25.00)	45,164.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	900.00
07515-000 Income Taxes	30.00	0.00	(30.00)	30.00	0.00	(30.00)	0.00
Total	4,919.08	6,496.00	1,576.92	16,542.13	14,841.00	(1,701.13)	198,312.88
Net Income	30,511.81	15,217.00	15,294.81	78,678.17	63,395.40	15,282.77	(11,502.08)

Montrose Master Association

INCOME STATEMENT

Main

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	32,266.33	20,880.00	11,386.33	86,400.30	72,000.00	14,400.30	165,312.00
05011-000 Dues - Apartment	0.00	0.00	0.00	4,562.40	4,562.40	0.00	9,124.80
05012-000 Dues - Builder	1,368.00	513.00	855.00	2,565.00	684.00	1,881.00	5,814.00
05014-000 Transfer Fee	450.00	0.00	450.00	(50.00)	0.00	(50.00)	0.00
05020-000 Late Charges	209.34	300.00	(90.66)	457.40	600.00	(142.60)	4,000.00
05021-000 Late Interest Income	14.03	20.00	(5.97)	33.90	40.00	(6.10)	240.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	850.00
05032-000 Lien Income	235.00	0.00	235.00	285.00	50.00	235.00	250.00
05045-000 Initiation Fees	900.00	0.00	900.00	550.00	0.00	550.00	0.00
05050-000 Interest Income	4.83	0.00	4.83	9.25	0.00	9.25	0.00
Total	35,427.53	21,713.00	13,714.53	94,813.25	77,936.40	16,876.85	185,590.80

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	400.00	0.00	(400.00)	400.00	0.00	(400.00)	400.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	250.00	0.00	(250.00)	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	20.46	25.00	4.54	39.59	50.00	10.41	300.00
06415-000 Electricity & Gas	110.25	124.00	13.75	221.70	248.00	26.30	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	0.00	2,400.00	2,400.00	5,525.00	5,000.00	(525.00)	6,800.00
06626-000 Postage	71.81	80.00	8.19	2,305.28	1,980.00	(325.28)	4,740.00
06630-000 Repairs and Maintenance	100.00	162.00	62.00	100.00	324.00	224.00	2,646.00
06631-000 Fence Maintenance	406.56	0.00	(406.56)	406.56	0.00	(406.56)	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	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	3,730.00	3,705.00	(25.00)	7,264.00	7,239.00	(25.00)	45,164.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	900.00
07515-000 Income Taxes	30.00	0.00	(30.00)	30.00	0.00	(30.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	4,919.08	6,496.00	1,576.92	16,542.13	14,841.00	(1,701.13)	183,312.88
Net Income	30,508.45	15,217.00	15,291.45	78,271.12	63,095.40	15,175.72	2,277.92

Montrose Master Association

Run Date: 03/15/2022
Run Time: 09:56 PM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	400.00	300.00	100.00	1,200.00
05050-900 Interest Income - Capital Reserves	3.36	0.00	3.36	7.05	0.00	7.05	20.00
Total	3.36	0.00	3.36	407.05	300.00	107.05	1,220.00

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
Total	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Net Income	3.36	0.00	3.36	407.05	300.00	107.05	(13,780.00)