

Montrose Master Association

Run Date: 03/21/2023

Run Time: 05:38 PM

BALANCE SHEET

As of: 02/28/2023

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$297,473.55
01013-000	Alliance Bank - Reserves/WC	\$47,786.58
	TOTAL ASSETS	<u>\$345,260.13</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)	\$94,646.96
	TOTAL EQUITY	<u>\$345,260.13</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$345,260.13</u>

Montrose Master Association

Run Date: 03/21/2023

Run Time: 05:38 PM

INCOME STATEMENT

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
05010-000 Dues	30,971.68	40,370.02	(9,398.34)	109,094.27	106,236.90	2,857.37	212,473.80
05011-000 Dues - Apartment	5,400.00	5,400.00	0.00	5,400.00	5,400.00	0.00	10,800.00
05012-000 Dues - Builder	607.50	607.50	0.00	1,620.00	1,215.00	405.00	7,087.50
05014-000 Transfer Fee	650.00	0.00	650.00	750.00	0.00	750.00	0.00
05020-000 Late Charges	400.00	450.00	(50.00)	1,593.37	900.00	693.37	5,400.00
05021-000 Late Interest Income	18.71	30.00	(11.29)	90.34	60.00	30.34	360.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	350.00	0.00	350.00	350.00	0.00	350.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	167.50	0.00	167.50	(50.00)	0.00	(50.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	300.00	400.00	(100.00)	1,550.00
05050-000 Interest Income	5.47	5.50	(0.03)	10.44	11.00	(0.56)	66.00
05050-900 Interest Income - Capital Reserves	5.49	4.20	1.29	11.55	8.40	3.15	50.40
Total	38,556.35	46,867.22	(8,310.87)	119,219.97	114,231.30	4,988.67	242,637.70

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	450.00	450.00	0.00	450.00	450.00	0.00	450.00
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	2,770.00
06415-000 Electricity & Gas	127.09	139.00	11.91	253.69	278.00	24.31	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	8,300.00	3,000.00	(5,300.00)	11,950.00	7,000.00	(4,950.00)	9,000.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
06620-900 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	126.70	80.00	(46.70)	2,600.32	2,580.00	(20.32)	6,625.00
06630-000 Repairs and Maintenance	417.00	450.00	33.00	417.00	900.00	483.00	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	4,350.50	4,334.00	(16.50)	8,668.00	8,651.50	(16.50)	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	34.00	33.40	(0.60)	34.00	33.40	(0.60)	33.40
Total	14,005.29	8,486.40	(5,518.89)	24,573.01	19,892.90	(4,680.11)	253,879.65
Net Income	24,551.06	38,380.82	(13,829.76)	94,646.96	94,338.40	308.56	(11,241.95)

Montrose Master Association

Run Date: 03/21/2023

Run Time: 05:38 PM

INCOME STATEMENT

Main

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	30,971.68	40,370.02	(9,398.34)	109,094.27	106,236.90	2,857.37	212,473.80
05011-000 Dues - Apartment	5,400.00	5,400.00	0.00	5,400.00	5,400.00	0.00	10,800.00
05012-000 Dues - Builder	607.50	607.50	0.00	1,620.00	1,215.00	405.00	7,087.50
05014-000 Transfer Fee	650.00	0.00	650.00	750.00	0.00	750.00	0.00
05020-000 Late Charges	400.00	450.00	(50.00)	1,593.37	900.00	693.37	5,400.00
05021-000 Late Interest Income	18.71	30.00	(11.29)	90.34	60.00	30.34	360.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	350.00	0.00	350.00	350.00	0.00	350.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	167.50	0.00	167.50	(50.00)	0.00	(50.00)	0.00
05050-000 Interest Income	5.47	5.50	(0.03)	10.44	11.00	(0.56)	66.00
Total	38,550.86	46,863.02	(8,312.16)	118,908.42	113,822.90	5,085.52	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	450.00	450.00	0.00	450.00	450.00	0.00	450.00
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	2,770.00
06415-000 Electricity & Gas	127.09	139.00	11.91	253.69	278.00	24.31	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	8,300.00	3,000.00	(5,300.00)	11,950.00	7,000.00	(4,950.00)	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	126.70	80.00	(46.70)	2,600.32	2,580.00	(20.32)	6,625.00
06630-000 Repairs and Maintenance	417.00	450.00	33.00	417.00	900.00	483.00	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	4,350.50	4,334.00	(16.50)	8,668.00	8,651.50	(16.50)	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	34.00	33.40	(0.60)	34.00	33.40	(0.60)	33.40

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	14,005.29	8,486.40	(5,518.89)	24,573.01	19,892.90	(4,680.11)	234,879.65
Net Income	24,545.57	38,376.62	(13,831.05)	94,335.41	93,930.00	405.41	2,157.65

Montrose Master Association

Run Date: 03/21/2023

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INCOME STATEMENT

Capital Reserves

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	300.00	400.00	(100.00)	1,550.00
05050-900 Interest Income - Capital Reserves	5.49	4.20	1.29	11.55	8.40	3.15	50.40
Total	5.49	4.20	1.29	311.55	408.40	(96.85)	5,600.40

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06620-900 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
Total	0.00	0.00	0.00	0.00	0.00	0.00	19,000.00
Net Income	5.49	4.20	1.29	311.55	408.40	(96.85)	(13,399.60)