

Montrose Master Association

Run Date: 04/25/2023

Run Time: 02:52 PM

BALANCE SHEET

As of: 03/31/2023

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$298,972.16
01013-000	Alliance Bank - Reserves/WC	\$47,792.67
	TOTAL ASSETS	<u>\$346,764.83</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)	\$96,151.66
	TOTAL EQUITY	<u>\$346,764.83</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$346,764.83</u>

Montrose Master Association

Run Date: 04/25/2023

Run Time: 02:52 PM

INCOME STATEMENT

Start: 03/01/2023 | End: 03/31/2023

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	9,440.33	10,623.69	(1,183.36)	118,534.60	116,860.59	1,674.01	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	5,400.00	5,400.00	0.00	10,800.00
05012-000 Dues - Builder	1,417.50	405.00	1,012.50	3,037.50	1,620.00	1,417.50	7,087.50
05014-000 Transfer Fee	50.00	0.00	50.00	800.00	0.00	800.00	0.00
05020-000 Late Charges	1,166.81	450.00	716.81	2,760.18	1,350.00	1,410.18	5,400.00
05021-000 Late Interest Income	72.59	30.00	42.59	162.93	90.00	72.93	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	100.00	250.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	200.00	0.00	200.00	150.00	0.00	150.00	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	6.36	5.50	0.86	16.80	16.50	0.30	66.00
05050-900 Interest Income - Capital Reserves	6.09	4.20	1.89	17.64	12.60	5.04	50.40
Total	12,359.68	11,618.39	741.29	131,579.65	125,849.69	5,729.96	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	65.00	0.00	(65.00)	65.00	0.00	(65.00)	80.00
06305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	2,680.00	0.00	(2,680.00)	2,680.00	0.00	(2,680.00)	2,770.00
06415-000 Electricity & Gas	126.41	139.00	12.59	380.10	417.00	36.90	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	1,200.00	2,000.00	800.00	13,150.00	9,000.00	(4,150.00)	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	893.83	800.00	(93.83)	3,494.15	3,380.00	(114.15)	6,625.00
06630-000 Repairs and Maintenance	834.00	450.00	(384.00)	1,251.00	1,350.00	99.00	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	694.24	0.00	(694.24)	694.24	0.00	(694.24)	1,650.00
06860-000 Sprinkler Turn	0.00	0.00	0.00	0.00	0.00	0.00	3,070.25

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
On/Off							
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	4,361.50	4,350.50	(11.00)	13,029.50	13,002.00	(27.50)	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	0.00	0.00	0.00	34.00	33.40	(0.60)	33.40
Total	10,854.98	7,739.50	(3,115.48)	35,427.99	27,632.40	(7,795.59)	253,879.65
Net Income	1,504.70	3,878.89	(2,374.19)	96,151.66	98,217.29	(2,065.63)	(11,241.95)

Montrose Master Association

Run Date: 04/25/2023

Run Time: 02:52 PM

INCOME STATEMENT

Start: 03/01/2023 | End: 03/31/2023

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	9,440.33	10,623.69	(1,183.36)	118,534.60	116,860.59	1,674.01	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	5,400.00	5,400.00	0.00	10,800.00
05012-000 Dues - Builder	1,417.50	405.00	1,012.50	3,037.50	1,620.00	1,417.50	7,087.50
05014-000 Transfer Fee	50.00	0.00	50.00	800.00	0.00	800.00	0.00
05020-000 Late Charges	1,166.81	450.00	716.81	2,760.18	1,350.00	1,410.18	5,400.00
05021-000 Late Interest Income	72.59	30.00	42.59	162.93	90.00	72.93	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	100.00	250.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	200.00	0.00	200.00	150.00	0.00	150.00	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	6.36	5.50	0.86	16.80	16.50	0.30	66.00
05050-900 Interest Income - Capital Reserves	6.09	4.20	1.89	17.64	12.60	5.04	50.40
Total	12,359.68	11,618.39	741.29	131,579.65	125,849.69	5,729.96	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	65.00	0.00	(65.00)	65.00	0.00	(65.00)	80.00
06305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
06310-000 Insurance Expense	2,680.00	0.00	(2,680.00)	2,680.00	0.00	(2,680.00)	2,770.00
06415-000 Electricity & Gas	126.41	139.00	12.59	380.10	417.00	36.90	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	1,200.00	2,000.00	800.00	13,150.00	9,000.00	(4,150.00)	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	893.83	800.00	(93.83)	3,494.15	3,380.00	(114.15)	6,625.00
06630-000 Repairs and Maintenance	834.00	450.00	(384.00)	1,251.00	1,350.00	99.00	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	694.24	0.00	(694.24)	694.24	0.00	(694.24)	1,650.00
06860-000 Sprinkler Turn	0.00	0.00	0.00	0.00	0.00	0.00	3,070.25

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
On/Off							
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	4,361.50	4,350.50	(11.00)	13,029.50	13,002.00	(27.50)	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	0.00	0.00	0.00	34.00	33.40	(0.60)	33.40
Total	10,854.98	7,739.50	(3,115.48)	35,427.99	27,632.40	(7,795.59)	253,879.65
Net Income	1,504.70	3,878.89	(2,374.19)	96,151.66	98,217.29	(2,065.63)	(11,241.95)

Montrose Master Association

Run Date: 04/25/2023

Run Time: 02:52 PM

INCOME STATEMENT

Capital Reserves

Start: 03/01/2023 | End: 03/31/2023

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	6.09	4.20	1.89	17.64	12.60	5.04	50.40
Total	6.09	4.20	1.89	317.64	412.60	(94.96)	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	6.09	4.20	1.89	317.64	412.60	(94.96)	(13,399.60)