

# Montrose Master Association

Run Date: 05/10/2023

Run Time: 03:23 PM

## BALANCE SHEET

As of: 04/30/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01011-000	Alliance Bank - Operating	\$280,580.03
01013-000	Alliance Bank - Reserves/WC	\$48,248.59
	TOTAL ASSETS	<u>\$328,828.62</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	\$250,613.17
	Current Year Net Income/(Loss)	\$78,215.45
	TOTAL EQUITY	<u>\$328,828.62</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$328,828.62</u>

# Montrose Master Association

Run Date: 05/10/2023

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## INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

### 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	4,131.06	6,374.21	(2,243.15)	122,665.66	123,234.80	(569.14)	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	405.00	405.00	0.00	3,442.50	2,025.00	1,417.50	7,087.50
05014-000 Transfer Fee	(450.00)	0.00	(450.00)	350.00	0.00	350.00	0.00
05020-000 Late Charges	881.94	450.00	431.94	3,642.12	1,800.00	1,842.12	5,400.00
05021-000 Late Interest Income	42.06	30.00	12.06	204.99	120.00	84.99	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	200.00	150.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	(350.00)	0.00	(350.00)	(200.00)	0.00	(200.00)	0.00
05045-900 Initiation Fees - Capital Reserves	450.00	250.00	200.00	750.00	650.00	100.00	1,550.00
05050-000 Interest Income	6.01	5.50	0.51	22.81	22.00	0.81	66.00
05050-900 Interest Income - Capital Reserves	5.92	4.20	1.72	23.56	16.80	6.76	50.40
<b>Total</b>	<b>5,121.99</b>	<b>7,618.91</b>	<b>(2,496.92)</b>	<b>136,701.64</b>	<b>133,468.60</b>	<b>3,233.04</b>	<b>242,637.70</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	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	60.00	0.00	(60.00)	260.00	0.00	(260.00)	0.00
06310-000 Insurance Expense	(5.00)	2,770.00	2,775.00	2,675.00	2,770.00	95.00	2,770.00
06415-000 Electricity & Gas	126.51	139.00	12.49	506.61	556.00	49.39	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	0.00	0.00	0.00	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	1,910.44	110.00	(1,800.44)	5,404.59	3,490.00	(1,914.59)	6,625.00
06630-000 Repairs and Maintenance	65.00	450.00	385.00	1,316.00	1,800.00	484.00	6,400.00
06810-000 Commons Mowing	9,600.00	2,500.00	(7,100.00)	9,600.00	2,500.00	(7,100.00)	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	6,901.25	7,500.00	598.75	6,901.25	7,500.00	598.75	18,500.00
06850-000 Flowers	0.00	0.00	0.00	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	4,400.00	4,361.50	(38.50)	17,429.50	17,363.50	(66.00)	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	34.00	33.40	(0.60)	33.40
<b>Total</b>	<b>23,058.20</b>	<b>17,830.50</b>	<b>(5,227.70)</b>	<b>58,486.19</b>	<b>45,462.90</b>	<b>(13,023.29)</b>	<b>253,879.65</b>
<b>Net Income</b>	<b>(17,936.21)</b>	<b>(10,211.59)</b>	<b>(7,724.62)</b>	<b>78,215.45</b>	<b>88,005.70</b>	<b>(9,790.25)</b>	<b>(11,241.95)</b>

# Montrose Master Association

Run Date: 05/10/2023

Run Time: 03:23 PM

## INCOME STATEMENT

Main

Start: 04/01/2023 | End: 04/30/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	4,131.06	6,374.21	(2,243.15)	122,665.66	123,234.80	(569.14)	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	405.00	405.00	0.00	3,442.50	2,025.00	1,417.50	7,087.50
05014-000 Transfer Fee	(450.00)	0.00	(450.00)	350.00	0.00	350.00	0.00
05020-000 Late Charges	881.94	450.00	431.94	3,642.12	1,800.00	1,842.12	5,400.00
05021-000 Late Interest Income	42.06	30.00	12.06	204.99	120.00	84.99	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	200.00	150.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	(350.00)	0.00	(350.00)	(200.00)	0.00	(200.00)	0.00
05050-000 Interest Income	6.01	5.50	0.51	22.81	22.00	0.81	66.00
<b>Total</b>	<b>4,666.07</b>	<b>7,364.71</b>	<b>(2,698.64)</b>	<b>135,928.08</b>	<b>132,801.80</b>	<b>3,126.28</b>	<b>237,037.30</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	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	60.00	0.00	(60.00)	260.00	0.00	(260.00)	0.00
06310-000 Insurance Expense	(5.00)	2,770.00	2,775.00	2,675.00	2,770.00	95.00	2,770.00
06415-000 Electricity & Gas	126.51	139.00	12.49	506.61	556.00	49.39	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	0.00	0.00	0.00	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
06626-000 Postage	1,910.44	110.00	(1,800.44)	5,404.59	3,490.00	(1,914.59)	6,625.00
06630-000 Repairs and Maintenance	65.00	450.00	385.00	1,316.00	1,800.00	484.00	6,400.00
06810-000 Commons Mowing	9,600.00	2,500.00	(7,100.00)	9,600.00	2,500.00	(7,100.00)	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	6,901.25	7,500.00	598.75	6,901.25	7,500.00	598.75	18,500.00
06850-000 Flowers	0.00	0.00	0.00	694.24	0.00	(694.24)	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	4,400.00	4,361.50	(38.50)	17,429.50	17,363.50	(66.00)	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	34.00	33.40	(0.60)	33.40
<b>Total</b>	<b>23,058.20</b>	<b>17,830.50</b>	<b>(5,227.70)</b>	<b>58,486.19</b>	<b>45,462.90</b>	<b>(13,023.29)</b>	<b>234,879.65</b>

<b>Net Income</b>	<b>(18,392.13)</b>	<b>(10,465.79)</b>	<b>(7,926.34)</b>	<b>77,441.89</b>	<b>87,338.90</b>	<b>(9,897.01)</b>	<b>2,157.65</b>
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# Montrose Master Association

Run Date: 05/10/2023

Run Time: 03:23 PM

## INCOME STATEMENT

Capital Reserves

Start: 04/01/2023 | End: 04/30/2023

### 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	450.00	250.00	200.00	750.00	650.00	100.00	1,550.00
05050-900 Interest Income - Capital Reserves	5.92	4.20	1.72	23.56	16.80	6.76	50.40
<b>Total</b>	<b>455.92</b>	<b>254.20</b>	<b>201.72</b>	<b>773.56</b>	<b>666.80</b>	<b>106.76</b>	<b>5,600.40</b>

### 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
<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>19,000.00</b>

<b>Net Income</b>	<b>455.92</b>	<b>254.20</b>	<b>201.72</b>	<b>773.56</b>	<b>666.80</b>	<b>106.76</b>	<b>(13,399.60)</b>
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