

# Montrose Master Association

Run Date: 05/22/2024

Run Time: 09:56 AM

## BALANCE SHEET

As of: 04/30/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$103,409.13
01011-000	Alliance Bank - Operating	\$178,950.11
01013-000	Alliance Bank - Reserves/WC	\$51,803.13
	<b>TOTAL ASSETS</b>	<b>\$334,262.37</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	\$228,576.60
03900-900	Retained Earnings - Main Reserves	\$51,210.60
	Current Year Net Income/(Loss)	\$54,475.17
	<b>TOTAL EQUITY</b>	<b>\$334,262.37</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$334,262.37</b>

# Montrose Master Association

Run Date: 05/22/2024

Run Time: 09:57 AM

## INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
05010-000 Dues	5,015.32	7,382.34	(2,367.02)	91,471.98	142,725.24	(51,253.26)	246,078.00
05011-000 Dues - Apartment	0.00	0.00	0.00	5,400.00	6,000.00	(600.00)	12,000.00
05012-000 Dues - Builder	450.00	450.00	0.00	2,475.00	2,250.00	225.00	7,875.00
05014-000 Transfer Fee	300.00	0.00	300.00	450.00	0.00	450.00	0.00
05020-000 Late Charges	1,707.19	450.00	1,257.19	3,893.23	1,800.00	2,093.23	5,400.00
05021-000 Late Interest Income	124.39	30.00	94.39	337.05	120.00	217.05	360.00
05026-000 Fine Income	100.00	100.00	0.00	100.00	200.00	(100.00)	850.00
05032-000 Lien Income	50.00	0.00	50.00	285.00	0.00	285.00	0.00
05045-000 Initiation Fees	(250.00)	0.00	(250.00)	(100.00)	0.00	(100.00)	0.00
05045-900 Initiation Fees - Capital Rese...	350.00	250.00	100.00	550.00	650.00	(100.00)	1,550.00
05050-000 Interest Income	294.86	5.50	289.36	1,183.96	22.00	1,161.96	66.00
05050-900 Interest Income - Capital Rese...	10.59	6.50	4.09	42.53	26.00	16.53	78.00
<b>Income Total</b>	<b>8,152.35</b>	<b>8,674.34</b>	<b>(521.99)</b>	<b>106,088.75</b>	<b>153,793.24</b>	<b>(47,704.49)</b>	<b>284,757.00</b>
<b>Total Income</b>	<b>8,152.35</b>	<b>8,674.34</b>	<b>(521.99)</b>	<b>106,088.75</b>	<b>153,793.24</b>	<b>(47,704.49)</b>	<b>284,757.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	6,300.00
06135-000 Board & Annual Meetings	87.50	0.00	(87.50)	166.25	133.00	(33.25)	133.00
06305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
06306-000 Legal	2,056.50	0.00	(2,056.50)	12,726.50	0.00	(12,726.50)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
06310-000 Insurance Expense	(5.00)	0.00	5.00	2,739.00	2,889.00	150.00	5,389.00
06415-000 Electricity & Gas	167.69	147.75	(19.94)	672.09	591.00	(81.09)	1,773.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	4,475.00
06615-000 Snow Removal	1,050.00	0.00	(1,050.00)	9,000.00	11,500.00	2,500.00	12,650.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
06626-000 Postage	73.86	2,000.00	1,926.14	1,309.16	3,100.00	1,790.84	9,085.00
06630-000 Repairs and Maintenance	1,898.33	433.33	(1,465.00)	3,329.66	1,733.32	(1,596.34)	6,199.96
06631-000 Fence Maintenance	0.00	0.00	0.00	771.32	0.00	(771.32)	0.00
06810-000 Commons Mowing	0.00	2,650.00	2,650.00	0.00	2,650.00	2,650.00	82,950.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,600.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	12,279.65
06843-000 Tree Program	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	18,000.00
06850-000 Flowers	0.00	0.00	0.00	707.85	1,003.00	295.15	2,041.40
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,640.50
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	3,572.25
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	177.00
07505-000 Management Fee	4,755.25	4,761.00	5.75	18,911.75	18,957.75	46.00	57,643.75
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	750.00
07515-000 Income Taxes	0.00	0.00	0.00	820.00	701.76	(118.24)	701.76
<b>Expense Total</b>	<b>10,084.13</b>	<b>17,992.08</b>	<b>7,907.95</b>	<b>51,613.58</b>	<b>51,708.83</b>	<b>95.25</b>	<b>287,311.27</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	10,084.13	17,992.08	7,907.95	51,613.58	51,708.83	95.25	287,311.27
Net Income	(1,931.78)	(9,317.74)	7,385.96	54,475.17	102,084.41	(47,609.24)	(2,554.27)

# Montrose Master Association

Run Date: 05/22/2024

Run Time: 09:57 AM

## INCOME STATEMENT

Main

Start: 04/01/2024 | End: 04/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	5,015.32	7,382.34	(2,367.02)	91,471.98	142,725.24	(51,253.26)	246,078.00
05011-000 Dues - Apartment	0.00	0.00	0.00	5,400.00	6,000.00	(600.00)	12,000.00
05012-000 Dues - Builder	450.00	450.00	0.00	2,475.00	2,250.00	225.00	7,875.00
05014-000 Transfer Fee	300.00	0.00	300.00	450.00	0.00	450.00	0.00
05020-000 Late Charges	1,707.19	450.00	1,257.19	3,893.23	1,800.00	2,093.23	5,400.00
05021-000 Late Interest Income	124.39	30.00	94.39	337.05	120.00	217.05	360.00
05026-000 Fine Income	100.00	100.00	0.00	100.00	200.00	(100.00)	850.00
05032-000 Lien Income	50.00	0.00	50.00	285.00	0.00	285.00	0.00
05045-000 Initiation Fees	(250.00)	0.00	(250.00)	(100.00)	0.00	(100.00)	0.00
05050-000 Interest Income	294.86	5.50	289.36	1,183.96	22.00	1,161.96	66.00
<b>Income Total</b>	<b>7,791.76</b>	<b>8,417.84</b>	<b>(626.08)</b>	<b>105,496.22</b>	<b>153,117.24</b>	<b>(47,621.02)</b>	<b>272,629.00</b>
<b>Total Income</b>	<b>7,791.76</b>	<b>8,417.84</b>	<b>(626.08)</b>	<b>105,496.22</b>	<b>153,117.24</b>	<b>(47,621.02)</b>	<b>272,629.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	6,300.00
06135-000 Board & Annual Meetings	87.50	0.00	(87.50)	166.25	133.00	(33.25)	133.00
06305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
06306-000 Legal	2,056.50	0.00	(2,056.50)	12,726.50	0.00	(12,726.50)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
06310-000 Insurance Expense	(5.00)	0.00	5.00	2,739.00	2,889.00	150.00	5,389.00
06415-000 Electricity & Gas	167.69	147.75	(19.94)	672.09	591.00	(81.09)	1,773.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	4,475.00
06615-000 Snow Removal	1,050.00	0.00	(1,050.00)	9,000.00	11,500.00	2,500.00	12,650.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
06626-000 Postage	73.86	2,000.00	1,926.14	1,309.16	3,100.00	1,790.84	9,085.00
06630-000 Repairs and Maintenance	1,898.33	433.33	(1,465.00)	3,329.66	1,733.32	(1,596.34)	6,199.96
06631-000 Fence Maintenance	0.00	0.00	0.00	771.32	0.00	(771.32)	0.00
06810-000 Commons Mowing	0.00	2,650.00	2,650.00	0.00	2,650.00	2,650.00	82,950.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,600.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	12,279.65
06843-000 Tree Program	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	18,000.00
06850-000 Flowers	0.00	0.00	0.00	707.85	1,003.00	295.15	2,041.40
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,640.50
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	3,572.25
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	177.00
07505-000 Management Fee	4,755.25	4,761.00	5.75	18,911.75	18,957.75	46.00	57,643.75
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	750.00
07515-000 Income Taxes	0.00	0.00	0.00	820.00	701.76	(118.24)	701.76
<b>Expense Total</b>	<b>10,084.13</b>	<b>17,992.08</b>	<b>7,907.95</b>	<b>51,613.58</b>	<b>51,708.83</b>	<b>95.25</b>	<b>267,311.27</b>
<b>Total Expense</b>	<b>10,084.13</b>	<b>17,992.08</b>	<b>7,907.95</b>	<b>51,613.58</b>	<b>51,708.83</b>	<b>95.25</b>	<b>267,311.27</b>

<b>Net Income</b>	<b>(2,292.37)</b>	<b>(9,574.24)</b>	<b>7,281.87</b>	<b>53,882.64</b>	<b>101,408.41</b>	<b>(47,525.77)</b>	<b>5,317.73</b>
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# Montrose Master Association

Run Date: 05/22/2024

Run Time: 09:57 AM

## INCOME STATEMENT

Capital Reserves

Start: 04/01/2024 | End: 04/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
05045-900 Initiation Fees - Capital Rese...	350.00	250.00	100.00	550.00	650.00	(100.00)	1,550.00
05050-900 Interest Income - Capital Rese...	10.59	6.50	4.09	42.53	26.00	16.53	78.00
<b>Income Total</b>	<b>360.59</b>	<b>256.50</b>	<b>104.09</b>	<b>592.53</b>	<b>676.00</b>	<b>(83.47)</b>	<b>12,128.00</b>
<b>Total Income</b>	<b>360.59</b>	<b>256.50</b>	<b>104.09</b>	<b>592.53</b>	<b>676.00</b>	<b>(83.47)</b>	<b>12,128.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
<b>Expense 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>20,000.00</b>
<b>Total Expense</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>20,000.00</b>
<b>Net Income</b>	<b>360.59</b>	<b>256.50</b>	<b>104.09</b>	<b>592.53</b>	<b>676.00</b>	<b>(83.47)</b>	<b>(7,872.00)</b>