

# Montrose Master Association

Run Date: 06/14/2023

Run Time: 11:33 AM

## BALANCE SHEET

As of: 05/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$100,198.21
01011-000	Alliance Bank - Operating	\$175,902.27
01013-000	Alliance Bank - Reserves/WC	\$48,254.74
	<b>TOTAL ASSETS</b>	<b>\$324,455.22</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	\$250,613.17
	Current Year Net Income/(Loss)	\$73,842.05
	<b>TOTAL EQUITY</b>	<b>\$324,455.22</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$324,455.22</b>

# Montrose Master Association

Run Date: 06/14/2023

Run Time: 11:33 AM

## INCOME STATEMENT

Start: 05/01/2023 | End: 05/31/2023

### 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	4,000.00
05010-000 Dues	8,981.96	2,124.74	6,857.22	131,647.62	125,359.54	6,288.08	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	810.00	810.00	0.00	4,252.50	2,835.00	1,417.50	7,087.50
05014-000 Transfer Fee	450.00	0.00	450.00	800.00	0.00	800.00	0.00
05020-000 Late Charges	1,058.86	450.00	608.86	4,700.98	2,250.00	2,450.98	5,400.00
05021-000 Late Interest Income	89.47	30.00	59.47	294.46	150.00	144.46	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	300.00	50.00	850.00
05032-000 Lien Income	50.00	0.00	50.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	(50.00)	0.00	(50.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	750.00	650.00	100.00	1,550.00
05050-000 Interest Income	202.69	5.50	197.19	225.50	27.50	198.00	66.00
05050-900 Interest Income - Capital Rese...	6.15	4.20	1.95	29.71	21.00	8.71	50.40
<b>Income Total</b>	<b>11,799.13</b>	<b>3,524.44</b>	<b>8,274.69</b>	<b>148,500.77</b>	<b>136,993.04</b>	<b>11,507.73</b>	<b>242,637.70</b>
<b>Total Income</b>	<b>11,799.13</b>	<b>3,524.44</b>	<b>8,274.69</b>	<b>148,500.77</b>	<b>136,993.04</b>	<b>11,507.73</b>	<b>242,637.70</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	600.00	600.00	0.00	600.00	600.00	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	(50.00)	0.00	50.00	210.00	0.00	(210.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	2,675.00	2,770.00	95.00	2,770.00
06415-000 Electricity & Gas	126.17	139.00	12.83	632.78	695.00	62.22	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	2,250.00	0.00	(2,250.00)	15,400.00	9,000.00	(6,400.00)	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	1,370.03	950.00	(420.03)	6,774.62	4,440.00	(2,334.62)	6,625.00
06630-000 Repairs and Maintenance	1,267.33	450.00	(817.33)	2,583.33	2,250.00	(333.33)	6,400.00
06810-000 Commons Mowing	2,200.00	5,000.00	2,800.00	11,800.00	7,500.00	(4,300.00)	72,500.00
06820-000 Commons Fertilizing	3,300.00	0.00	(3,300.00)	3,300.00	0.00	(3,300.00)	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	8,000.00	8,000.00	6,901.25	15,500.00	8,598.75	18,500.00
06850-000 Flowers	0.00	660.00	660.00	694.24	660.00	(34.24)	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	1,215.25	1,215.25	0.00	1,215.25	1,215.25	3,070.25
06880-000 Landscape Labor	0.00	500.00	500.00	0.00	500.00	500.00	14,200.00
06890-000 Misc. Landscape	1,298.00	366.50	(931.50)	1,298.00	366.50	(931.50)	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	4,411.00	4,372.50	(38.50)	21,840.50	21,736.00	(104.50)	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
<b>Expense Total</b>	<b>16,172.53</b>	<b>22,253.25</b>	<b>6,080.72</b>	<b>74,658.72</b>	<b>67,716.15</b>	<b>(6,942.57)</b>	<b>253,879.65</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>16,172.53</b>	<b>22,253.25</b>	<b>6,080.72</b>	<b>74,658.72</b>	<b>67,716.15</b>	<b>(6,942.57)</b>	<b>253,879.65</b>
<b>Net Income</b>	<b>(4,373.40)</b>	<b>(18,728.81)</b>	<b>14,355.41</b>	<b>73,842.05</b>	<b>69,276.89</b>	<b>4,565.16</b>	<b>(11,241.95)</b>

# Montrose Master Association

Run Date: 06/14/2023

Run Time: 11:33 AM

## INCOME STATEMENT

Main

Start: 05/01/2023 | End: 05/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	8,981.96	2,124.74	6,857.22	131,647.62	125,359.54	6,288.08	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	810.00	810.00	0.00	4,252.50	2,835.00	1,417.50	7,087.50
05014-000 Transfer Fee	450.00	0.00	450.00	800.00	0.00	800.00	0.00
05020-000 Late Charges	1,058.86	450.00	608.86	4,700.98	2,250.00	2,450.98	5,400.00
05021-000 Late Interest Income	89.47	30.00	59.47	294.46	150.00	144.46	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	350.00	300.00	50.00	850.00
05032-000 Lien Income	50.00	0.00	50.00	100.00	0.00	100.00	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	(50.00)	0.00	(50.00)	0.00
05050-000 Interest Income	202.69	5.50	197.19	225.50	27.50	198.00	66.00
<b>Income Total</b>	<b>11,792.98</b>	<b>3,520.24</b>	<b>8,272.74</b>	<b>147,721.06</b>	<b>136,322.04</b>	<b>11,399.02</b>	<b>237,037.30</b>
<b>Total Income</b>	<b>11,792.98</b>	<b>3,520.24</b>	<b>8,272.74</b>	<b>147,721.06</b>	<b>136,322.04</b>	<b>11,399.02</b>	<b>237,037.30</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	600.00	600.00	0.00	600.00	600.00	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	(50.00)	0.00	50.00	210.00	0.00	(210.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	2,675.00	2,770.00	95.00	2,770.00
06415-000 Electricity & Gas	126.17	139.00	12.83	632.78	695.00	62.22	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	2,250.00	0.00	(2,250.00)	15,400.00	9,000.00	(6,400.00)	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	1,370.03	950.00	(420.03)	6,774.62	4,440.00	(2,334.62)	6,625.00
06630-000 Repairs and Maintenance	1,267.33	450.00	(817.33)	2,583.33	2,250.00	(333.33)	6,400.00
06810-000 Commons Mowing	2,200.00	5,000.00	2,800.00	11,800.00	7,500.00	(4,300.00)	72,500.00
06820-000 Commons Fertilizing	3,300.00	0.00	(3,300.00)	3,300.00	0.00	(3,300.00)	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	8,000.00	8,000.00	6,901.25	15,500.00	8,598.75	18,500.00
06850-000 Flowers	0.00	660.00	660.00	694.24	660.00	(34.24)	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	1,215.25	1,215.25	0.00	1,215.25	1,215.25	3,070.25
06880-000 Landscape Labor	0.00	500.00	500.00	0.00	500.00	500.00	14,200.00
06890-000 Misc. Landscape	1,298.00	366.50	(931.50)	1,298.00	366.50	(931.50)	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	4,411.00	4,372.50	(38.50)	21,840.50	21,736.00	(104.50)	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
<b>Expense Total</b>	<b>16,172.53</b>	<b>22,253.25</b>	<b>6,080.72</b>	<b>74,658.72</b>	<b>67,716.15</b>	<b>(6,942.57)</b>	<b>234,879.65</b>
<b>Total Expense</b>	<b>16,172.53</b>	<b>22,253.25</b>	<b>6,080.72</b>	<b>74,658.72</b>	<b>67,716.15</b>	<b>(6,942.57)</b>	<b>234,879.65</b>
<b>Net Income</b>	<b>(4,379.55)</b>	<b>(18,733.01)</b>	<b>14,353.46</b>	<b>73,062.34</b>	<b>68,605.89</b>	<b>4,456.45</b>	<b>2,157.65</b>

# Montrose Master Association

Run Date: 06/14/2023

Run Time: 11:33 AM

## INCOME STATEMENT

Capital Reserves

Start: 05/01/2023 | End: 05/31/2023

### 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	4,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	750.00	650.00	100.00	1,550.00
05050-900 Interest Income - Capital Rese...	6.15	4.20	1.95	29.71	21.00	8.71	50.40
<b>Income Total</b>	<b>6.15</b>	<b>4.20</b>	<b>1.95</b>	<b>779.71</b>	<b>671.00</b>	<b>108.71</b>	<b>5,600.40</b>
<b>Total Income</b>	<b>6.15</b>	<b>4.20</b>	<b>1.95</b>	<b>779.71</b>	<b>671.00</b>	<b>108.71</b>	<b>5,600.40</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
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>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>19,000.00</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>19,000.00</b>
<b>Net Income</b>	<b>6.15</b>	<b>4.20</b>	<b>1.95</b>	<b>779.71</b>	<b>671.00</b>	<b>108.71</b>	<b>(13,399.60)</b>