

# Montrose Master Association

Run Date: 07/12/2022

Run Time: 04:29 PM

## BALANCE SHEET

As of: 06/30/2022

### Assets

| <b>Account #</b> | <b>Account Name</b>         | <b>Total</b>        |
|------------------|-----------------------------|---------------------|
| 01011-000        | Alliance Bank - Operating   | \$246,736.93        |
| 01013-000        | Alliance Bank - Reserves/WC | \$44,946.57         |
|                  | TOTAL ASSETS                | <u>\$291,683.50</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              | \$250,158.86        |
|                  | Current Year Net Income/(Loss) | \$41,524.64         |
|                  | TOTAL EQUITY                   | <u>\$291,683.50</u> |
|                  | TOTAL LIABILITIES AND EQUITY   | <u>\$291,683.50</u> |

# Montrose Master Association

Run Date: 07/12/2022

Run Time: 04:29 PM

## INCOME STATEMENT

Start: 06/01/2022 | End: 06/30/2022

### Income

| Account                                      | Current          |                  |                   | Year to Date      |                   |                  | Yearly            |
|--|------------------|------------------|-------------------|-------------------|-------------------|------------------|-------------------|
|  | Actual           | Budget           | Variance          | Actual            | Budget            | Variance         | Budget            |
| 05010-000 Dues                               | 13,018.52        | 16,320.00        | (3,301.48)        | 115,351.04        | 105,504.00        | 9,847.04         | 165,312.00        |
| 05011-000 Dues - Apartment                   | 0.00             | 0.00             | 0.00              | 4,562.40          | 4,562.40          | 0.00             | 9,124.80          |
| 05012-000 Dues - Builder                     | 0.00             | 513.00           | (513.00)          | 4,275.00          | 3,420.00          | 855.00           | 5,814.00          |
| 05014-000 Transfer Fee                       | 300.00           | 0.00             | 300.00            | (250.00)          | 0.00              | (250.00)         | 0.00              |
| 05020-000 Late Charges                       | 478.44           | 300.00           | 178.44            | 2,308.00          | 1,800.00          | 508.00           | 4,000.00          |
| 05021-000 Late Interest Income               | 19.16            | 20.00            | (0.84)            | 170.34            | 120.00            | 50.34            | 240.00            |
| 05026-000 Fine Income                        | 0.00             | 100.00           | (100.00)          | 850.00            | 400.00            | 450.00           | 850.00            |
| 05032-000 Lien Income                        | 0.00             | 0.00             | 0.00              | 470.00            | 150.00            | 320.00           | 250.00            |
| 05045-000 Initiation Fees                    | 0.00             | 0.00             | 0.00              | (200.00)          | 0.00              | (200.00)         | 0.00              |
| 05045-900 Initiation Fees - Capital Reserves | 0.00             | 0.00             | 0.00              | 1,510.00          | 550.00            | 960.00           | 1,200.00          |
| 05050-000 Interest Income                    | 5.06             | 0.00             | 5.06              | 31.73             | 0.00              | 31.73            | 0.00              |
| 05050-900 Interest Income - Capital Reserves | 3.69             | 0.00             | 3.69              | 21.93             | 0.00              | 21.93            | 20.00             |
| <b>Total</b>                                 | <b>13,824.87</b> | <b>17,253.00</b> | <b>(3,428.13)</b> | <b>129,100.44</b> | <b>116,506.40</b> | <b>12,594.04</b> | <b>186,810.80</b> |

### Expense

| Account                           | Current  |          |            | Year to Date |           |            | Yearly    |
|-----------------------------------|----------|----------|------------|--------------|-----------|------------|-----------|
|                                   | Actual   | Budget   | Variance   | Actual       | Budget    | Variance   | Budget    |
| 06120-000 Community Events        | 17.97    | 0.00     | (17.97)    | 617.97       | 0.00      | (617.97)   | 7,100.00  |
| 06135-000 Board & Annual Meetings | 73.17    | 50.00    | (23.17)    | 73.17        | 50.00     | (23.17)    | 50.00     |
| 06305-000 Accounting              | 0.00     | 0.00     | 0.00       | 400.00       | 400.00    | 0.00       | 400.00    |
| 06306-000 Legal                   | 1,080.00 | 0.00     | (1,080.00) | 2,207.50     | 0.00      | (2,207.50) | 0.00      |
| 06308-000 Lien Filing Fees        | 50.00    | 0.00     | (50.00)    | 350.00       | 250.00    | (100.00)   | 250.00    |
| 06310-000 Insurance Expense       | 0.00     | 0.00     | 0.00       | 2,661.00     | 2,730.00  | 69.00      | 2,730.00  |
| 06330-000 Bank Charges            | 0.00     | 25.00    | 25.00      | 80.25        | 150.00    | 69.75      | 300.00    |
| 06415-000 Electricity & Gas       | 109.38   | 124.00   | 14.62      | 659.43       | 744.00    | 84.57      | 1,488.00  |
| 06420-000 Water                   | 0.00     | 700.00   | 700.00     | 595.00       | 700.00    | 105.00     | 3,600.00  |
| 06615-000 Snow Removal            | 0.00     | 0.00     | 0.00       | 8,175.00     | 6,800.00  | (1,375.00) | 6,800.00  |
| 06620-900 Capital Improvements    | 0.00     | 0.00     | 0.00       | 0.00         | 0.00      | 0.00       | 15,000.00 |
| 06626-000 Postage                 | 56.25    | 100.00   | 43.75      | 3,351.96     | 3,790.00  | 438.04     | 4,740.00  |
| 06630-000 Repairs and Maintenance | 417.00   | 162.00   | (255.00)   | 1,539.96     | 1,551.00  | 11.04      | 2,646.00  |
| 06631-000 Fence Maintenance       | 0.00     | 0.00     | 0.00       | 1,295.02     | 0.00      | (1,295.02) | 1,800.00  |
| 06810-000 Commons Mowing          | 8,400.00 | 6,876.00 | (1,524.00) | 16,620.00    | 10,314.00 | (6,306.00) | 52,132.00 |
| 06820-000 Commons Fertilizing     | 0.00     | 2,929.50 | 2,929.50   | 3,000.00     | 2,929.50  | (70.50)    | 9,059.00  |
| 06830-000 Commons Turf Spraying   | 0.00     | 638.55   | 638.55     | 3,000.00     | 638.55    | (2,361.45) | 8,017.88  |
| 06843-000 Tree Program            | 698.00   | 0.00     | (698.00)   | 16,685.60    | 12,000.00 | (4,685.60) | 15,000.00 |
| 06850-000 Flowers                 | 0.00     | 440.00   | 440.00     | 626.75       | 1,100.00  | 473.25     | 1,650.00  |
| 06860-000 Sprinkler Turn On/Off   | 1,008.00 | 0.00     | (1,008.00) | 1,008.00     | 1,300.00  | 292.00     | 3,100.00  |
| 06880-000 Landscape Labor         | 1,645.64 | 2,500.00 | 854.36     | 1,645.64     | 3,000.00  | 1,354.36   | 14,200.00 |

| Account                   | Current           |                   |                   | Year to Date     |                  |                    | Yearly             |
|---------------------------|-------------------|-------------------|-------------------|------------------|------------------|--------------------|--------------------|
|                           | Actual            | Budget            | Variance          | Actual           | Budget           | Variance           | Budget             |
| 06890-000 Misc. Landscape | 63.45             | 64.00             | 0.55              | 359.55           | 424.00           | 64.45              | 2,029.00           |
| 06900-000 Web Fees        | 0.00              | 0.00              | 0.00              | 0.00             | 0.00             | 0.00               | 157.00             |
| 07505-000 Management Fee  | 3,855.00          | 3,785.00          | (70.00)           | 22,594.00        | 22,274.00        | (320.00)           | 45,164.00          |
| 07508-000 Property Taxes  | 0.00              | 0.00              | 0.00              | 0.00             | 0.00             | 0.00               | 900.00             |
| 07515-000 Income Taxes    | 0.00              | 0.00              | 0.00              | 30.00            | 0.00             | (30.00)            | 0.00               |
| <b>Total</b>              | <b>17,473.86</b>  | <b>18,394.05</b>  | <b>920.19</b>     | <b>87,575.80</b> | <b>71,145.05</b> | <b>(16,430.75)</b> | <b>198,312.88</b>  |
| <b>Net Income</b>         | <b>(3,648.99)</b> | <b>(1,141.05)</b> | <b>(2,507.94)</b> | <b>41,524.64</b> | <b>45,361.35</b> | <b>(3,836.71)</b>  | <b>(11,502.08)</b> |

# Montrose Master Association

Run Date: 07/12/2022

Run Time: 04:29 PM

## INCOME STATEMENT

Main

Start: 06/01/2022 | End: 06/30/2022

### Income

| Account                        | Current          |                  |                   | Year to Date      |                   |                  | Yearly            |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|------------------|-------------------|
|                                | Actual           | Budget           | Variance          | Actual            | Budget            | Variance         | Budget            |
| 05010-000 Dues                 | 13,018.52        | 16,320.00        | (3,301.48)        | 115,351.04        | 105,504.00        | 9,847.04         | 165,312.00        |
| 05011-000 Dues - Apartment     | 0.00             | 0.00             | 0.00              | 4,562.40          | 4,562.40          | 0.00             | 9,124.80          |
| 05012-000 Dues - Builder       | 0.00             | 513.00           | (513.00)          | 4,275.00          | 3,420.00          | 855.00           | 5,814.00          |
| 05014-000 Transfer Fee         | 300.00           | 0.00             | 300.00            | (250.00)          | 0.00              | (250.00)         | 0.00              |
| 05020-000 Late Charges         | 478.44           | 300.00           | 178.44            | 2,308.00          | 1,800.00          | 508.00           | 4,000.00          |
| 05021-000 Late Interest Income | 19.16            | 20.00            | (0.84)            | 170.34            | 120.00            | 50.34            | 240.00            |
| 05026-000 Fine Income          | 0.00             | 100.00           | (100.00)          | 850.00            | 400.00            | 450.00           | 850.00            |
| 05032-000 Lien Income          | 0.00             | 0.00             | 0.00              | 470.00            | 150.00            | 320.00           | 250.00            |
| 05045-000 Initiation Fees      | 0.00             | 0.00             | 0.00              | (200.00)          | 0.00              | (200.00)         | 0.00              |
| 05050-000 Interest Income      | 5.06             | 0.00             | 5.06              | 31.73             | 0.00              | 31.73            | 0.00              |
| <b>Total</b>                   | <b>13,821.18</b> | <b>17,253.00</b> | <b>(3,431.82)</b> | <b>127,568.51</b> | <b>115,956.40</b> | <b>11,612.11</b> | <b>185,590.80</b> |

### Expense

| Account                           | Current  |          |            | Year to Date |           |            | Yearly    |
|-----------------------------------|----------|----------|------------|--------------|-----------|------------|-----------|
|                                   | Actual   | Budget   | Variance   | Actual       | Budget    | Variance   | Budget    |
| 06120-000 Community Events        | 17.97    | 0.00     | (17.97)    | 617.97       | 0.00      | (617.97)   | 7,100.00  |
| 06135-000 Board & Annual Meetings | 73.17    | 50.00    | (23.17)    | 73.17        | 50.00     | (23.17)    | 50.00     |
| 06305-000 Accounting              | 0.00     | 0.00     | 0.00       | 400.00       | 400.00    | 0.00       | 400.00    |
| 06306-000 Legal                   | 1,080.00 | 0.00     | (1,080.00) | 2,207.50     | 0.00      | (2,207.50) | 0.00      |
| 06308-000 Lien Filing Fees        | 50.00    | 0.00     | (50.00)    | 350.00       | 250.00    | (100.00)   | 250.00    |
| 06310-000 Insurance Expense       | 0.00     | 0.00     | 0.00       | 2,661.00     | 2,730.00  | 69.00      | 2,730.00  |
| 06330-000 Bank Charges            | 0.00     | 25.00    | 25.00      | 80.25        | 150.00    | 69.75      | 300.00    |
| 06415-000 Electricity & Gas       | 109.38   | 124.00   | 14.62      | 659.43       | 744.00    | 84.57      | 1,488.00  |
| 06420-000 Water                   | 0.00     | 700.00   | 700.00     | 595.00       | 700.00    | 105.00     | 3,600.00  |
| 06615-000 Snow Removal            | 0.00     | 0.00     | 0.00       | 8,175.00     | 6,800.00  | (1,375.00) | 6,800.00  |
| 06626-000 Postage                 | 56.25    | 100.00   | 43.75      | 3,351.96     | 3,790.00  | 438.04     | 4,740.00  |
| 06630-000 Repairs and Maintenance | 417.00   | 162.00   | (255.00)   | 1,539.96     | 1,551.00  | 11.04      | 2,646.00  |
| 06631-000 Fence Maintenance       | 0.00     | 0.00     | 0.00       | 1,295.02     | 0.00      | (1,295.02) | 1,800.00  |
| 06810-000 Commons Mowing          | 8,400.00 | 6,876.00 | (1,524.00) | 16,620.00    | 10,314.00 | (6,306.00) | 52,132.00 |
| 06820-000 Commons Fertilizing     | 0.00     | 2,929.50 | 2,929.50   | 3,000.00     | 2,929.50  | (70.50)    | 9,059.00  |
| 06830-000 Commons Turf Spraying   | 0.00     | 638.55   | 638.55     | 3,000.00     | 638.55    | (2,361.45) | 8,017.88  |
| 06843-000 Tree Program            | 698.00   | 0.00     | (698.00)   | 16,685.60    | 12,000.00 | (4,685.60) | 15,000.00 |
| 06850-000 Flowers                 | 0.00     | 440.00   | 440.00     | 626.75       | 1,100.00  | 473.25     | 1,650.00  |
| 06860-000 Sprinkler Turn On/Off   | 1,008.00 | 0.00     | (1,008.00) | 1,008.00     | 1,300.00  | 292.00     | 3,100.00  |
| 06880-000 Landscape Labor         | 1,645.64 | 2,500.00 | 854.36     | 1,645.64     | 3,000.00  | 1,354.36   | 14,200.00 |
| 06890-000 Misc. Landscape         | 63.45    | 64.00    | 0.55       | 359.55       | 424.00    | 64.45      | 2,029.00  |
| 06900-000 Web Fees                | 0.00     | 0.00     | 0.00       | 0.00         | 0.00      | 0.00       | 157.00    |
| 07505-000 Management Fee          | 3,855.00 | 3,785.00 | (70.00)    | 22,594.00    | 22,274.00 | (320.00)   | 45,164.00 |
| 07508-000 Property Taxes          | 0.00     | 0.00     | 0.00       | 0.00         | 0.00      | 0.00       | 900.00    |
| 07515-000 Income Taxes            | 0.00     | 0.00     | 0.00       | 30.00        | 0.00      | (30.00)    | 0.00      |

| Account           | Current           |                   |                   | Year to Date     |                  |                    | Yearly            |
|-------------------|-------------------|-------------------|-------------------|------------------|------------------|--------------------|-------------------|
|                   | Actual            | Budget            | Variance          | Actual           | Budget           | Variance           | Budget            |
| <b>Total</b>      | <b>17,473.86</b>  | <b>18,394.05</b>  | <b>920.19</b>     | <b>87,575.80</b> | <b>71,145.05</b> | <b>(16,430.75)</b> | <b>183,312.88</b> |
| <b>Net Income</b> | <b>(3,652.68)</b> | <b>(1,141.05)</b> | <b>(2,511.63)</b> | <b>39,992.71</b> | <b>44,811.35</b> | <b>(4,818.64)</b>  | <b>2,277.92</b>   |

# Montrose Master Association

Run Date: 07/12/2022  
Run Time: 04:29 PM

## INCOME STATEMENT

Capital Reserves

Start: 06/01/2022 | End: 06/30/2022

### Income

| Account   | Current     |             |             | Year to Date    |               |               | Yearly          |
|---|-------------|-------------|-------------|-----------------|---------------|---------------|-----------------|
|   | Actual      | Budget      | Variance    | Actual          | Budget        | Variance      | Budget          |
| 05045-900 Initiation Fees -<br>Capital Reserves | 0.00        | 0.00        | 0.00        | 1,510.00        | 550.00        | 960.00        | 1,200.00        |
| 05050-900 Interest Income -<br>Capital Reserves | 3.69        | 0.00        | 3.69        | 21.93           | 0.00          | 21.93         | 20.00           |
| <b>Total</b>                                    | <b>3.69</b> | <b>0.00</b> | <b>3.69</b> | <b>1,531.93</b> | <b>550.00</b> | <b>981.93</b> | <b>1,220.00</b> |

### Expense

| Account                           | Current     |             |             | Year to Date    |               |               | Yearly             |
|-----------------------------------|-------------|-------------|-------------|-----------------|---------------|---------------|--------------------|
|                                   | Actual      | Budget      | Variance    | Actual          | Budget        | Variance      | Budget             |
| 06620-900 Capital<br>Improvements | 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>15,000.00</b>   |
| <b>Net Income</b>                 | <b>3.69</b> | <b>0.00</b> | <b>3.69</b> | <b>1,531.93</b> | <b>550.00</b> | <b>981.93</b> | <b>(13,780.00)</b> |