

# Montrose Master Association

Run Date: 08/29/2022

Run Time: 03:45 PM

## BALANCE SHEET

As of: 07/31/2022

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01011-000	Alliance Bank - Operating	\$264,693.29
01013-000	Alliance Bank - Reserves/WC	\$45,150.40
	TOTAL ASSETS	<u>\$309,843.69</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)	\$59,684.83
	TOTAL EQUITY	<u>\$309,843.69</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$309,843.69</u>

# Montrose Master Association

## INCOME STATEMENT

Start: 07/01/2022 | End: 07/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	31,326.66	24,000.00	7,326.66	146,677.70	129,504.00	17,173.70	165,312.00
05011-000 Dues - Apartment	4,562.40	0.00	4,562.40	9,124.80	4,562.40	4,562.40	9,124.80
05012-000 Dues - Builder	513.00	171.00	342.00	4,788.00	3,591.00	1,197.00	5,814.00
05014-000 Transfer Fee	(150.00)	0.00	(150.00)	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	425.00	300.00	125.00	2,733.00	2,100.00	633.00	4,000.00
05021-000 Late Interest Income	26.69	20.00	6.69	197.03	140.00	57.03	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	500.00	350.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	520.00	200.00	320.00	250.00
05045-000 Initiation Fees	(50.00)	0.00	(50.00)	(250.00)	0.00	(250.00)	0.00
05045-900 Initiation Fees - Capital Reserves	200.00	250.00	(50.00)	1,710.00	800.00	910.00	1,200.00
05050-000 Interest Income	5.42	0.00	5.42	37.15	0.00	37.15	0.00
05050-900 Interest Income - Capital Reserves	3.83	0.00	3.83	25.76	0.00	25.76	20.00
<b>Total</b>	<b>36,913.00</b>	<b>24,891.00</b>	<b>12,022.00</b>	<b>166,013.44</b>	<b>141,397.40</b>	<b>24,616.04</b>	<b>186,810.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	300.00	300.00	617.97	300.00	(317.97)	7,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	2,207.50	0.00	(2,207.50)	0.00
06308-000 Lien Filing Fees	350.00	0.00	(350.00)	700.00	250.00	(450.00)	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	175.00	94.75	300.00
06415-000 Electricity & Gas	110.08	124.00	13.92	769.51	868.00	98.49	1,488.00
06420-000 Water	0.00	0.00	0.00	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	762.18	300.00	(462.18)	4,114.14	4,090.00	(24.14)	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	1,956.96	1,754.00	(202.96)	2,646.00
06631-000 Fence Maintenance	0.00	900.00	900.00	1,295.02	900.00	(395.02)	1,800.00
06810-000 Commons Mowing	8,400.00	8,595.00	195.00	25,020.00	18,909.00	(6,111.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	3,000.00	2,929.50	(70.50)	9,059.00
06830-000 Commons Turf Spraying	1,745.88	3,438.68	1,692.80	4,745.88	4,077.23	(668.65)	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	16,685.60	12,000.00	(4,685.60)	15,000.00
06850-000 Flowers	396.00	0.00	(396.00)	1,022.75	1,100.00	77.25	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,008.00	1,300.00	292.00	3,100.00
06880-000 Landscape Labor	2,716.67	2,500.00	(216.67)	4,362.31	5,500.00	1,137.69	14,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06890-000 Misc. Landscape	0.00	360.00	360.00	359.55	784.00	424.45	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	3,790.00	(65.00)	26,449.00	26,064.00	(385.00)	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>18,752.81</b>	<b>20,535.68</b>	<b>1,782.87</b>	<b>106,328.61</b>	<b>91,680.73</b>	<b>(14,647.88)</b>	<b>198,312.88</b>
<b>Net Income</b>	<b>18,160.19</b>	<b>4,355.32</b>	<b>13,804.87</b>	<b>59,684.83</b>	<b>49,716.67</b>	<b>9,968.16</b>	<b>(11,502.08)</b>

# Montrose Master Association

Run Date: 08/29/2022

Run Time: 03:48 PM

## INCOME STATEMENT

Main

Start: 07/01/2022 | End: 07/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	31,326.66	24,000.00	7,326.66	146,677.70	129,504.00	17,173.70	165,312.00
05011-000 Dues - Apartment	4,562.40	0.00	4,562.40	9,124.80	4,562.40	4,562.40	9,124.80
05012-000 Dues - Builder	513.00	171.00	342.00	4,788.00	3,591.00	1,197.00	5,814.00
05014-000 Transfer Fee	(150.00)	0.00	(150.00)	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	425.00	300.00	125.00	2,733.00	2,100.00	633.00	4,000.00
05021-000 Late Interest Income	26.69	20.00	6.69	197.03	140.00	57.03	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	500.00	350.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	520.00	200.00	320.00	250.00
05045-000 Initiation Fees	(50.00)	0.00	(50.00)	(250.00)	0.00	(250.00)	0.00
05050-000 Interest Income	5.42	0.00	5.42	37.15	0.00	37.15	0.00
<b>Total</b>	<b>36,709.17</b>	<b>24,641.00</b>	<b>12,068.17</b>	<b>164,277.68</b>	<b>140,597.40</b>	<b>23,680.28</b>	<b>185,590.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	300.00	300.00	617.97	300.00	(317.97)	7,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	2,207.50	0.00	(2,207.50)	0.00
06308-000 Lien Filing Fees	350.00	0.00	(350.00)	700.00	250.00	(450.00)	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	175.00	94.75	300.00
06415-000 Electricity & Gas	110.08	124.00	13.92	769.51	868.00	98.49	1,488.00
06420-000 Water	0.00	0.00	0.00	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	762.18	300.00	(462.18)	4,114.14	4,090.00	(24.14)	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	1,956.96	1,754.00	(202.96)	2,646.00
06631-000 Fence Maintenance	0.00	900.00	900.00	1,295.02	900.00	(395.02)	1,800.00
06810-000 Commons Mowing	8,400.00	8,595.00	195.00	25,020.00	18,909.00	(6,111.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	3,000.00	2,929.50	(70.50)	9,059.00
06830-000 Commons Turf	1,745.88	3,438.68	1,692.80	4,745.88	4,077.23	(668.65)	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	16,685.60	12,000.00	(4,685.60)	15,000.00
06850-000 Flowers	396.00	0.00	(396.00)	1,022.75	1,100.00	77.25	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,008.00	1,300.00	292.00	3,100.00
06880-000 Landscape Labor	2,716.67	2,500.00	(216.67)	4,362.31	5,500.00	1,137.69	14,200.00
06890-000 Misc. Landscape	0.00	360.00	360.00	359.55	784.00	424.45	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	3,790.00	(65.00)	26,449.00	26,064.00	(385.00)	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>18,752.81</b>	<b>20,535.68</b>	<b>1,782.87</b>	<b>106,328.61</b>	<b>91,680.73</b>	<b>(14,647.88)</b>	<b>183,312.88</b>
<b>Net Income</b>	<b>17,956.36</b>	<b>4,105.32</b>	<b>13,851.04</b>	<b>57,949.07</b>	<b>48,916.67</b>	<b>9,032.40</b>	<b>2,277.92</b>

# Montrose Master Association

Run Date: 08/29/2022

Run Time: 03:48 PM

## INCOME STATEMENT

Capital Reserves

Start: 07/01/2022 | End: 07/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	200.00	250.00	(50.00)	1,710.00	800.00	910.00	1,200.00
05050-900 Interest Income - Capital Reserves	3.83	0.00	3.83	25.76	0.00	25.76	20.00
<b>Total</b>	<b>203.83</b>	<b>250.00</b>	<b>(46.17)</b>	<b>1,735.76</b>	<b>800.00</b>	<b>935.76</b>	<b>1,220.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06620-900 Capital 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>203.83</b>	<b>250.00</b>	<b>(46.17)</b>	<b>1,735.76</b>	<b>800.00</b>	<b>935.76</b>	<b>(13,780.00)</b>