

Montrose Master Association

Run Date: 09/20/2023

Run Time: 04:25 PM

BALANCE SHEET

As of: 08/31/2023

Assets

| Account # | Account Name | Total |
|------------------|-------------------------------|---------------------|
| 01002-000 | GESA - Savings Account | \$100.00 |
| 01004-000 | GESA Money Market (Operating) | \$101,070.81 |
| 01011-000 | Alliance Bank - Operating | \$162,341.90 |
| 01013-000 | Alliance Bank - Reserves/WC | \$48,573.04 |
| | TOTAL ASSETS | <u>\$312,085.75</u> |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------|--------------|
| | TOTAL LIABILITIES | \$0.00 |

Equity

| Account # | Account Name | Total |
|------------------|--------------------------------|---------------------|
| 03900-000 | Retained Earnings | \$250,613.17 |
| | Current Year Net Income/(Loss) | \$61,472.58 |
| | TOTAL EQUITY | <u>\$312,085.75</u> |
| | TOTAL LIABILITIES AND EQUITY | <u>\$312,085.75</u> |

Montrose Master Association

Run Date: 09/20/2023

Run Time: 04:25 PM

INCOME STATEMENT

Start: 08/01/2023 | End: 08/31/2023

Income

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05000-900 Capital Reserve Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |
| 05010-000 Dues | 13,436.43 | 14,873.17 | (1,436.74) | 195,088.91 | 195,475.89 | (386.98) | 212,473.80 |
| 05011-000 Dues - Apartment | 0.00 | 5,400.00 | (5,400.00) | 10,800.00 | 10,800.00 | 0.00 | 10,800.00 |
| 05012-000 Dues - Builder | 405.00 | 405.00 | 0.00 | 4,860.00 | 4,455.00 | 405.00 | 7,087.50 |
| 05014-000 Transfer Fee | 1,050.00 | 0.00 | 1,050.00 | 900.00 | 0.00 | 900.00 | 0.00 |
| 05020-000 Late Charges | 0.00 | 450.00 | (450.00) | 6,371.98 | 3,600.00 | 2,771.98 | 5,400.00 |
| 05021-000 Late Interest Income | 0.00 | 30.00 | (30.00) | 574.35 | 240.00 | 334.35 | 360.00 |
| 05025-000 NSF Income | (20.00) | 0.00 | (20.00) | 0.00 | 0.00 | 0.00 | 0.00 |
| 05026-000 Fine Income | 0.00 | 100.00 | (100.00) | 450.00 | 600.00 | (150.00) | 850.00 |
| 05032-000 Lien Income | 0.00 | 0.00 | 0.00 | 655.00 | 0.00 | 655.00 | 0.00 |
| 05045-000 Initiation Fees | 0.00 | 0.00 | 0.00 | (300.00) | 0.00 | (300.00) | 0.00 |
| 05045-900 Initiation Fees - Capital Rese... | 0.00 | 0.00 | 0.00 | 1,050.00 | 1,050.00 | 0.00 | 1,550.00 |
| 05050-000 Interest Income | 298.35 | 5.50 | 292.85 | 1,108.93 | 44.00 | 1,064.93 | 66.00 |
| 05050-900 Interest Income - Capital Rese... | 6.19 | 4.20 | 1.99 | 48.01 | 33.60 | 14.41 | 50.40 |
| Income Total | 15,175.97 | 21,267.87 | (6,091.90) | 221,607.18 | 216,298.49 | 5,308.69 | 242,637.70 |
| Total Income | 15,175.97 | 21,267.87 | (6,091.90) | 221,607.18 | 216,298.49 | 5,308.69 | 242,637.70 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|----------|-----------|------------|--------------|-----------|------------|-----------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06120-000 Community Events | 610.24 | 10,000.00 | 9,389.76 | 1,424.01 | 10,600.00 | 9,175.99 | 11,100.00 |
| 06135-000 Board & Annual Meetings | 318.00 | 0.00 | (318.00) | 450.55 | 80.00 | (370.55) | 80.00 |
| 06305-000 Accounting | 0.00 | 0.00 | 0.00 | 450.00 | 450.00 | 0.00 | 450.00 |
| 06306-000 Legal | 275.00 | 0.00 | (275.00) | 4,725.00 | 0.00 | (4,725.00) | 0.00 |
| 06308-000 Lien Filing Fees | 0.00 | 0.00 | 0.00 | 160.00 | 0.00 | (160.00) | 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 | 143.44 | 139.00 | (4.44) | 1,049.03 | 1,112.00 | 62.97 | 1,668.00 |
| 06420-000 Water | 0.00 | 0.00 | 0.00 | 791.35 | 800.00 | 8.65 | 3,900.00 |
| 06615-000 Snow Removal | 0.00 | 0.00 | 0.00 | 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 | 10,000.00 | 10,000.00 | 1,389.73 | 10,000.00 | 8,610.27 | 15,000.00 |
| 06626-000 Postage | 110.05 | 125.00 | 14.95 | 7,635.49 | 5,445.00 | (2,190.49) | 6,625.00 |
| 06630-000 Repairs and Maintenance | 0.00 | 1,450.00 | 1,450.00 | 3,883.32 | 4,600.00 | 716.68 | 6,400.00 |
| 06810-000 Commons Mowing | 0.00 | 10,000.00 | 10,000.00 | 41,040.00 | 40,000.00 | (1,040.00) | 72,500.00 |
| 06820-000 Commons Fertilizing | 0.00 | 3,500.00 | 3,500.00 | 6,600.00 | 7,000.00 | 400.00 | 10,700.00 |
| 06830-000 Commons Turf Spraying | 550.00 | 2,768.50 | 2,218.50 | 5,182.50 | 7,400.50 | 2,218.00 | 11,380.00 |
| 06843-000 Tree Program | 8,702.75 | 0.00 | (8,702.75) | 15,604.00 | 15,500.00 | (104.00) | 18,500.00 |
| 06850-000 Flowers | 0.00 | 250.00 | 250.00 | 1,267.24 | 1,350.00 | 82.76 | 1,650.00 |
| 06860-000 Sprinkler Turn On/Off | 0.00 | 0.00 | 0.00 | 1,215.25 | 1,215.25 | 0.00 | 3,070.25 |
| 06880-000 Landscape Labor | 2,928.08 | 3,000.00 | 71.92 | 12,044.63 | 8,500.00 | (3,544.63) | 14,200.00 |
| 06890-000 Misc. Landscape | 144.50 | 249.00 | 104.50 | 1,809.00 | 1,231.00 | (578.00) | 2,998.50 |
| 06891-000 Swale Maintenance | 154.00 | 0.00 | (154.00) | 154.00 | 0.00 | (154.00) | 0.00 |
| 06900-000 Web Fees | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 | 20.00 | 177.00 |
| 07505-000 Management Fee | 4,438.50 | 4,427.50 | (11.00) | 35,150.50 | 34,963.50 | (187.00) | 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 |

| Account | Current | | | Year to Date | | | Yearly |
|----------------------|-------------------|--------------------|------------------|-------------------|-------------------|-----------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense Total | 18,374.56 | 45,929.00 | 27,554.44 | 160,134.60 | 162,070.65 | 1,936.05 | 253,879.65 |
| Total Expense | 18,374.56 | 45,929.00 | 27,554.44 | 160,134.60 | 162,070.65 | 1,936.05 | 253,879.65 |
| Net Income | (3,198.59) | (24,661.13) | 21,462.54 | 61,472.58 | 54,227.84 | 7,244.74 | (11,241.95) |

Montrose Master Association

Run Date: 09/20/2023

Run Time: 04:26 PM

INCOME STATEMENT

Main

Start: 08/01/2023 | End: 08/31/2023

Income

| Account | Current | | | Year to Date | | | Yearly |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05010-000 Dues | 13,436.43 | 14,873.17 | (1,436.74) | 195,088.91 | 195,475.89 | (386.98) | 212,473.80 |
| 05011-000 Dues - Apartment | 0.00 | 5,400.00 | (5,400.00) | 10,800.00 | 10,800.00 | 0.00 | 10,800.00 |
| 05012-000 Dues - Builder | 405.00 | 405.00 | 0.00 | 4,860.00 | 4,455.00 | 405.00 | 7,087.50 |
| 05014-000 Transfer Fee | 1,050.00 | 0.00 | 1,050.00 | 900.00 | 0.00 | 900.00 | 0.00 |
| 05020-000 Late Charges | 0.00 | 450.00 | (450.00) | 6,371.98 | 3,600.00 | 2,771.98 | 5,400.00 |
| 05021-000 Late Interest Income | 0.00 | 30.00 | (30.00) | 574.35 | 240.00 | 334.35 | 360.00 |
| 05025-000 NSF Income | (20.00) | 0.00 | (20.00) | 0.00 | 0.00 | 0.00 | 0.00 |
| 05026-000 Fine Income | 0.00 | 100.00 | (100.00) | 450.00 | 600.00 | (150.00) | 850.00 |
| 05032-000 Lien Income | 0.00 | 0.00 | 0.00 | 655.00 | 0.00 | 655.00 | 0.00 |
| 05045-000 Initiation Fees | 0.00 | 0.00 | 0.00 | (300.00) | 0.00 | (300.00) | 0.00 |
| 05050-000 Interest Income | 298.35 | 5.50 | 292.85 | 1,108.93 | 44.00 | 1,064.93 | 66.00 |
| Income Total | 15,169.78 | 21,263.67 | (6,093.89) | 220,509.17 | 215,214.89 | 5,294.28 | 237,037.30 |
| Total Income | 15,169.78 | 21,263.67 | (6,093.89) | 220,509.17 | 215,214.89 | 5,294.28 | 237,037.30 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06120-000 Community Events | 610.24 | 10,000.00 | 9,389.76 | 1,424.01 | 10,600.00 | 9,175.99 | 11,100.00 |
| 06135-000 Board & Annual Meetings | 318.00 | 0.00 | (318.00) | 450.55 | 80.00 | (370.55) | 80.00 |
| 06305-000 Accounting | 0.00 | 0.00 | 0.00 | 450.00 | 450.00 | 0.00 | 450.00 |
| 06306-000 Legal | 275.00 | 0.00 | (275.00) | 4,725.00 | 0.00 | (4,725.00) | 0.00 |
| 06308-000 Lien Filing Fees | 0.00 | 0.00 | 0.00 | 160.00 | 0.00 | (160.00) | 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 | 143.44 | 139.00 | (4.44) | 1,049.03 | 1,112.00 | 62.97 | 1,668.00 |
| 06420-000 Water | 0.00 | 0.00 | 0.00 | 791.35 | 800.00 | 8.65 | 3,900.00 |
| 06615-000 Snow Removal | 0.00 | 0.00 | 0.00 | 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 | 110.05 | 125.00 | 14.95 | 7,635.49 | 5,445.00 | (2,190.49) | 6,625.00 |
| 06630-000 Repairs and Maintenance | 0.00 | 1,450.00 | 1,450.00 | 3,883.32 | 4,600.00 | 716.68 | 6,400.00 |
| 06810-000 Commons Mowing | 0.00 | 10,000.00 | 10,000.00 | 41,040.00 | 40,000.00 | (1,040.00) | 72,500.00 |
| 06820-000 Commons Fertilizing | 0.00 | 3,500.00 | 3,500.00 | 6,600.00 | 7,000.00 | 400.00 | 10,700.00 |
| 06830-000 Commons Turf Spraying | 550.00 | 2,768.50 | 2,218.50 | 5,182.50 | 7,400.50 | 2,218.00 | 11,380.00 |
| 06843-000 Tree Program | 8,702.75 | 0.00 | (8,702.75) | 15,604.00 | 15,500.00 | (104.00) | 18,500.00 |
| 06850-000 Flowers | 0.00 | 250.00 | 250.00 | 1,267.24 | 1,350.00 | 82.76 | 1,650.00 |
| 06860-000 Sprinkler Turn On/Off | 0.00 | 0.00 | 0.00 | 1,215.25 | 1,215.25 | 0.00 | 3,070.25 |
| 06880-000 Landscape Labor | 2,928.08 | 3,000.00 | 71.92 | 12,044.63 | 8,500.00 | (3,544.63) | 14,200.00 |
| 06890-000 Misc. Landscape | 144.50 | 249.00 | 104.50 | 1,809.00 | 1,231.00 | (578.00) | 2,998.50 |
| 06891-000 Swale Maintenance | 154.00 | 0.00 | (154.00) | 154.00 | 0.00 | (154.00) | 0.00 |
| 06900-000 Web Fees | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 | 20.00 | 177.00 |
| 07505-000 Management Fee | 4,438.50 | 4,427.50 | (11.00) | 35,150.50 | 34,963.50 | (187.00) | 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 |
| Expense Total | 18,374.56 | 35,929.00 | 17,554.44 | 158,744.87 | 152,070.65 | (6,674.22) | 234,879.65 |
| Total Expense | 18,374.56 | 35,929.00 | 17,554.44 | 158,744.87 | 152,070.65 | (6,674.22) | 234,879.65 |

| | | | | | | | |
|-------------------|-------------------|--------------------|------------------|------------------|------------------|-------------------|-----------------|
| Net Income | (3,204.78) | (14,665.33) | 11,460.55 | 61,764.30 | 63,144.24 | (1,379.94) | 2,157.65 |
|-------------------|-------------------|--------------------|------------------|------------------|------------------|-------------------|-----------------|

Montrose Master Association

Run Date: 09/20/2023

Run Time: 04:26 PM

INCOME STATEMENT

Capital Reserves

Start: 08/01/2023 | End: 08/31/2023

Income

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------------------------|-------------|-------------|-------------|-----------------|-----------------|--------------|-----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 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 | 1,050.00 | 1,050.00 | 0.00 | 1,550.00 |
| 05050-900 Interest Income - Capital Rese... | 6.19 | 4.20 | 1.99 | 48.01 | 33.60 | 14.41 | 50.40 |
| Income Total | 6.19 | 4.20 | 1.99 | 1,098.01 | 1,083.60 | 14.41 | 5,600.40 |
| Total Income | 6.19 | 4.20 | 1.99 | 1,098.01 | 1,083.60 | 14.41 | 5,600.40 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|-------------|-------------------|------------------|-----------------|-------------------|-----------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 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 | 10,000.00 | 10,000.00 | 1,389.73 | 10,000.00 | 8,610.27 | 15,000.00 |
| Expense Total | 0.00 | 10,000.00 | 10,000.00 | 1,389.73 | 10,000.00 | 8,610.27 | 19,000.00 |
| Total Expense | 0.00 | 10,000.00 | 10,000.00 | 1,389.73 | 10,000.00 | 8,610.27 | 19,000.00 |
| Net Income | 6.19 | (9,995.80) | 10,001.99 | (291.72) | (8,916.40) | 8,624.68 | (13,399.60) |