

Montrose Master Association

Run Date: 10/11/2022

Run Time: 10:10 AM

BALANCE SHEET

As of: 09/30/2022

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$235,367.91
01013-000	Alliance Bank - Reserves/WC	\$45,157.94
	TOTAL ASSETS	<u>\$280,525.85</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$250,158.86
	Current Year Net Income/(Loss)	\$30,366.99
	TOTAL EQUITY	<u>\$280,525.85</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$280,525.85</u>

Montrose Master Association

Run Date: 10/11/2022

Run Time: 10:10 AM

INCOME STATEMENT

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	5,058.18	8,640.00	(3,581.82)	163,377.53	152,544.00	10,833.53	165,312.00
05011-000 Dues - Apartment	0.00	0.00	0.00	9,124.80	9,124.80	0.00	9,124.80
05012-000 Dues - Builder	171.00	171.00	0.00	5,301.00	3,933.00	1,368.00	5,814.00
05014-000 Transfer Fee	0.00	0.00	0.00	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	888.23	500.00	388.23	4,518.37	2,900.00	1,618.37	4,000.00
05021-000 Late Interest Income	49.13	20.00	29.13	310.80	180.00	130.80	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	700.00	150.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	976.00	250.00	726.00	250.00
05045-000 Initiation Fees	50.00	0.00	50.00	(100.00)	0.00	(100.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	1,710.00	800.00	910.00	1,200.00
05050-000 Interest Income	4.93	0.00	4.93	47.47	0.00	47.47	0.00
05050-900 Interest Income - Capital Reserves	3.71	10.00	(6.29)	33.30	10.00	23.30	20.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
Total	6,275.18	9,491.00	(3,215.82)	185,944.50	170,441.80	15,502.70	186,810.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	402.23	300.00	(102.23)	10,825.46	7,100.00	(3,725.46)	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	(80.00)	0.00	80.00	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	10.00	25.00	15.00	90.25	225.00	134.75	300.00
06415-000 Electricity & Gas	111.37	124.00	12.63	992.38	1,116.00	123.62	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	5,000.00	5,000.00	0.00	15,000.00	15,000.00	15,000.00
06626-000 Postage	311.92	200.00	(111.92)	4,426.06	4,415.00	(11.06)	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	4,082.46	2,119.00	(1,963.46)	2,646.00
06631-000 Fence Maintenance	0.00	0.00	0.00	1,295.02	1,800.00	504.98	1,800.00
06810-000 Commons Mowing	10,500.00	8,595.00	(1,905.00)	43,920.00	36,099.00	(7,821.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,000.00	5,859.00	(141.00)	9,059.00
06830-000 Commons Turf Spraying	1,980.00	638.55	(1,341.45)	6,725.88	5,354.33	(1,371.55)	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	17,285.60	12,000.00	(5,285.60)	15,000.00
06850-000 Flowers	0.00	0.00	0.00	1,106.95	1,350.00	243.05	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06880-000 Landscape Labor	2,089.94	2,500.00	410.06	8,035.01	11,000.00	2,964.99	14,200.00
06890-000 Misc. Landscape	63.45	64.00	0.55	724.10	912.00	187.90	2,029.00
06900-000 Web Fees	0.00	157.00	157.00	19.67	157.00	137.33	157.00
07505-000 Management Fee	3,880.00	3,800.00	(80.00)	34,199.00	33,659.00	(540.00)	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
Total	19,685.91	21,606.55	1,920.64	155,577.51	150,395.33	(5,182.18)	198,312.88
Net Income	(13,410.73)	(12,115.55)	(1,295.18)	30,366.99	20,046.47	10,320.52	(11,502.08)

Montrose Master Association

Run Date: 10/11/2022

Run Time: 10:10 AM

INCOME STATEMENT

Main

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	5,058.18	8,640.00	(3,581.82)	163,377.53	152,544.00	10,833.53	165,312.00
05011-000 Dues - Apartment	0.00	0.00	0.00	9,124.80	9,124.80	0.00	9,124.80
05012-000 Dues - Builder	171.00	171.00	0.00	5,301.00	3,933.00	1,368.00	5,814.00
05014-000 Transfer Fee	0.00	0.00	0.00	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	888.23	500.00	388.23	4,518.37	2,900.00	1,618.37	4,000.00
05021-000 Late Interest Income	49.13	20.00	29.13	310.80	180.00	130.80	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	700.00	150.00	850.00
05032-000 Lien Income	50.00	50.00	0.00	976.00	250.00	726.00	250.00
05045-000 Initiation Fees	50.00	0.00	50.00	(100.00)	0.00	(100.00)	0.00
05050-000 Interest Income	4.93	0.00	4.93	47.47	0.00	47.47	0.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
Total	6,271.47	9,481.00	(3,209.53)	184,201.20	169,631.80	14,569.40	185,590.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	402.23	300.00	(102.23)	10,825.46	7,100.00	(3,725.46)	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	(80.00)	0.00	80.00	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	10.00	25.00	15.00	90.25	225.00	134.75	300.00
06415-000 Electricity & Gas	111.37	124.00	12.63	992.38	1,116.00	123.62	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	311.92	200.00	(111.92)	4,426.06	4,415.00	(11.06)	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	4,082.46	2,119.00	(1,963.46)	2,646.00
06631-000 Fence Maintenance	0.00	0.00	0.00	1,295.02	1,800.00	504.98	1,800.00
06810-000 Commons Mowing	10,500.00	8,595.00	(1,905.00)	43,920.00	36,099.00	(7,821.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,000.00	5,859.00	(141.00)	9,059.00
06830-000 Commons Turf Spraying	1,980.00	638.55	(1,341.45)	6,725.88	5,354.33	(1,371.55)	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	17,285.60	12,000.00	(5,285.60)	15,000.00
06850-000 Flowers	0.00	0.00	0.00	1,106.95	1,350.00	243.05	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	2,089.94	2,500.00	410.06	8,035.01	11,000.00	2,964.99	14,200.00
06890-000 Misc. Landscape	63.45	64.00	0.55	724.10	912.00	187.90	2,029.00
06900-000 Web Fees	0.00	157.00	157.00	19.67	157.00	137.33	157.00
07505-000 Management Fee	3,880.00	3,800.00	(80.00)	34,199.00	33,659.00	(540.00)	45,164.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	900.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07515-000 Income Taxes	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Total	19,685.91	16,606.55	(3,079.36)	155,577.51	135,395.33	(20,182.18)	183,312.88
Net Income	(13,414.44)	(7,125.55)	(6,288.89)	28,623.69	34,236.47	(5,612.78)	2,277.92

Montrose Master Association

Run Date: 10/11/2022

Run Time: 10:10 AM

INCOME STATEMENT

Capital Reserves

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	1,710.00	800.00	910.00	1,200.00
05050-900 Interest Income - Capital Reserves	3.71	10.00	(6.29)	33.30	10.00	23.30	20.00
Total	3.71	10.00	(6.29)	1,743.30	810.00	933.30	1,220.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06620-900 Capital Improvements	0.00	5,000.00	5,000.00	0.00	15,000.00	15,000.00	15,000.00
Total	0.00	5,000.00	5,000.00	0.00	15,000.00	15,000.00	15,000.00
Net Income	3.71	(4,990.00)	4,993.71	1,743.30	(14,190.00)	15,933.30	(13,780.00)