

Montrose Master Association

Run Date: 10/23/2023

Run Time: 10:35 AM

BALANCE SHEET

As of: 09/30/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$101,357.00
01011-000	Alliance Bank - Operating	\$136,641.77
01013-000	Alliance Bank - Reserves/WC	\$48,579.03
	TOTAL ASSETS	\$286,677.80

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)	\$36,064.63
	TOTAL EQUITY	\$286,677.80
	TOTAL LIABILITIES AND EQUITY	\$286,677.80

Montrose Master Association

Run Date: 10/23/2023

Run Time: 10:35 AM

INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

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	8,356.85	6,374.21	1,982.64	203,472.31	201,850.10	1,622.21	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	10,800.00	10,800.00	0.00	10,800.00
05012-000 Dues - Builder	202.50	810.00	(607.50)	5,062.50	5,265.00	(202.50)	7,087.50
05014-000 Transfer Fee	600.00	0.00	600.00	1,500.00	0.00	1,500.00	0.00
05020-000 Late Charges	1,550.00	450.00	1,100.00	7,896.98	4,050.00	3,846.98	5,400.00
05021-000 Late Interest Income	104.76	30.00	74.76	677.56	270.00	407.56	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	450.00	700.00	(250.00)	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	289.18	5.50	283.68	1,398.11	49.50	1,348.61	66.00
05050-900 Interest Income - Capital Rese...	5.99	4.20	1.79	54.00	37.80	16.20	50.40
Income Total	11,109.28	7,773.91	3,335.37	232,716.46	224,072.40	8,644.06	242,637.70
Total Income	11,109.28	7,773.91	3,335.37	232,716.46	224,072.40	8,644.06	242,637.70

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	8,700.37	500.00	(8,200.37)	10,124.38	11,100.00	975.62	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	4,725.00	0.00	(4,725.00)	0.00
06308-000 Lien Filing Fees	250.00	0.00	(250.00)	410.00	0.00	(410.00)	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	142.82	139.00	(3.82)	1,191.85	1,251.00	59.15	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	5,000.00	5,000.00	1,389.73	15,000.00	13,610.27	15,000.00
06626-000 Postage	5.00	200.00	195.00	7,640.49	5,645.00	(1,995.49)	6,625.00
06630-000 Repairs and Maintenance	660.83	450.00	(210.83)	4,544.15	5,050.00	505.85	6,400.00
06810-000 Commons Mowing	11,800.00	12,500.00	700.00	52,840.00	52,500.00	(340.00)	72,500.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,600.00	7,000.00	400.00	10,700.00
06830-000 Commons Turf Spraying	587.00	768.50	181.50	5,769.50	8,169.00	2,399.50	11,380.00
06843-000 Tree Program	0.00	0.00	0.00	15,604.00	15,500.00	(104.00)	18,500.00
06850-000 Flowers	0.00	0.00	0.00	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	9,592.71	2,500.00	(7,092.71)	21,637.34	11,000.00	(10,637.34)	14,200.00
06890-000 Misc. Landscape	329.00	249.00	(80.00)	2,138.00	1,480.00	(658.00)	2,998.50
06891-000 Swale Maintenance	0.00	0.00	0.00	154.00	0.00	(154.00)	0.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	20.00	20.00	177.00
07505-000 Management Fee	4,449.50	4,438.50	(11.00)	39,600.00	39,402.00	(198.00)	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	36,517.23	26,745.00	(9,772.23)	196,651.83	188,815.65	(7,836.18)	253,879.65

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	36,517.23	26,745.00	(9,772.23)	196,651.83	188,815.65	(7,836.18)	253,879.65
Net Income	(25,407.95)	(18,971.09)	(6,436.86)	36,064.63	35,256.75	807.88	(11,241.95)

Montrose Master Association

Run Date: 10/23/2023

Run Time: 10:35 AM

INCOME STATEMENT

Main

Start: 09/01/2023 | End: 09/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	8,356.85	6,374.21	1,982.64	203,472.31	201,850.10	1,622.21	212,473.80
05011-000 Dues - Apartment	0.00	0.00	0.00	10,800.00	10,800.00	0.00	10,800.00
05012-000 Dues - Builder	202.50	810.00	(607.50)	5,062.50	5,265.00	(202.50)	7,087.50
05014-000 Transfer Fee	600.00	0.00	600.00	1,500.00	0.00	1,500.00	0.00
05020-000 Late Charges	1,550.00	450.00	1,100.00	7,896.98	4,050.00	3,846.98	5,400.00
05021-000 Late Interest Income	104.76	30.00	74.76	677.56	270.00	407.56	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	450.00	700.00	(250.00)	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	289.18	5.50	283.68	1,398.11	49.50	1,348.61	66.00
Income Total	11,103.29	7,769.71	3,333.58	231,612.46	222,984.60	8,627.86	237,037.30
Total Income	11,103.29	7,769.71	3,333.58	231,612.46	222,984.60	8,627.86	237,037.30

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	8,700.37	500.00	(8,200.37)	10,124.38	11,100.00	975.62	11,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	4,725.00	0.00	(4,725.00)	0.00
06308-000 Lien Filing Fees	250.00	0.00	(250.00)	410.00	0.00	(410.00)	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	142.82	139.00	(3.82)	1,191.85	1,251.00	59.15	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	5.00	200.00	195.00	7,640.49	5,645.00	(1,995.49)	6,625.00
06630-000 Repairs and Maintenance	660.83	450.00	(210.83)	4,544.15	5,050.00	505.85	6,400.00
06810-000 Commons Mowing	11,800.00	12,500.00	700.00	52,840.00	52,500.00	(340.00)	72,500.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,600.00	7,000.00	400.00	10,700.00
06830-000 Commons Turf Spraying	587.00	768.50	181.50	5,769.50	8,169.00	2,399.50	11,380.00
06843-000 Tree Program	0.00	0.00	0.00	15,604.00	15,500.00	(104.00)	18,500.00
06850-000 Flowers	0.00	0.00	0.00	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	9,592.71	2,500.00	(7,092.71)	21,637.34	11,000.00	(10,637.34)	14,200.00
06890-000 Misc. Landscape	329.00	249.00	(80.00)	2,138.00	1,480.00	(658.00)	2,998.50
06891-000 Swale Maintenance	0.00	0.00	0.00	154.00	0.00	(154.00)	0.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	20.00	20.00	177.00
07505-000 Management Fee	4,449.50	4,438.50	(11.00)	39,600.00	39,402.00	(198.00)	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	36,517.23	21,745.00	(14,772.23)	195,262.10	173,815.65	(21,446.45)	234,879.65
Total Expense	36,517.23	21,745.00	(14,772.23)	195,262.10	173,815.65	(21,446.45)	234,879.65

Net Income	(25,413.94)	(13,975.29)	(11,438.65)	36,350.36	49,168.95	(12,818.59)	2,157.65
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Montrose Master Association

Run Date: 10/23/2023

Run Time: 10:35 AM

INCOME STATEMENT

Capital Reserves

Start: 09/01/2023 | End: 09/30/2023

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...	5.99	4.20	1.79	54.00	37.80	16.20	50.40
Income Total	5.99	4.20	1.79	1,104.00	1,087.80	16.20	5,600.40
Total Income	5.99	4.20	1.79	1,104.00	1,087.80	16.20	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	5,000.00	5,000.00	1,389.73	15,000.00	13,610.27	15,000.00
Expense Total	0.00	5,000.00	5,000.00	1,389.73	15,000.00	13,610.27	19,000.00
Total Expense	0.00	5,000.00	5,000.00	1,389.73	15,000.00	13,610.27	19,000.00
Net Income	5.99	(4,995.80)	5,001.79	(285.73)	(13,912.20)	13,626.47	(13,399.60)