

# Montrose Master Association

Run Date: 11/11/2022

Run Time: 11:23 AM

## BALANCE SHEET

As of: 10/31/2022

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01011-000	Alliance Bank - Operating	\$224,318.61
01013-000	Alliance Bank - Reserves/WC	\$45,463.59
	TOTAL ASSETS	<u>\$269,782.20</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)	\$19,623.34
	TOTAL EQUITY	<u>\$269,782.20</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$269,782.20</u>

# Montrose Master Association

## INCOME STATEMENT

Start: 10/01/2022 | End: 10/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	4,112.90	5,760.00	(1,647.10)	167,490.43	158,304.00	9,186.43	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	513.00	513.00	0.00	5,814.00	4,446.00	1,368.00	5,814.00
05014-000 Transfer Fee	150.00	0.00	150.00	(250.00)	0.00	(250.00)	0.00
05020-000 Late Charges	1,599.38	500.00	1,099.38	6,117.75	3,400.00	2,717.75	4,000.00
05021-000 Late Interest Income	104.23	20.00	84.23	415.03	200.00	215.03	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	800.00	50.00	850.00
05032-000 Lien Income	164.00	0.00	164.00	1,140.00	250.00	890.00	250.00
05045-000 Initiation Fees	(150.00)	0.00	(150.00)	(250.00)	0.00	(250.00)	0.00
05045-900 Initiation Fees - Capital Reserves	300.00	400.00	(100.00)	2,010.00	1,200.00	810.00	1,200.00
05050-000 Interest Income	4.92	0.00	4.92	52.39	0.00	52.39	0.00
05050-900 Interest Income - Capital Reserves	5.65	0.00	5.65	38.95	10.00	28.95	20.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
<b>Total</b>	<b>6,804.08</b>	<b>7,293.00</b>	<b>(488.92)</b>	<b>192,748.58</b>	<b>177,734.80</b>	<b>15,013.78</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	0.00	0.00	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	50.00	0.00	(50.00)	750.00	250.00	(500.00)	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	35.18	25.00	(10.18)	125.43	250.00	124.57	300.00
06415-000 Electricity & Gas	123.59	124.00	0.41	1,115.97	1,240.00	124.03	1,488.00
06420-000 Water	35.00	0.00	(35.00)	630.00	700.00	70.00	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	15,000.00	15,000.00	15,000.00
06626-000 Postage	33.55	125.00	91.45	4,459.61	4,540.00	80.39	4,740.00
06630-000 Repairs and Maintenance	462.00	162.00	(300.00)	4,544.46	2,281.00	(2,263.46)	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	8,800.00	6,876.00	(1,924.00)	52,720.00	42,975.00	(9,745.00)	52,132.00
06820-000 Commons Fertilizing	0.00	3,200.00	3,200.00	6,000.00	9,059.00	3,059.00	9,059.00
06830-000 Commons Turf Spraying	642.65	2,663.55	2,020.90	7,368.53	8,017.88	649.35	8,017.88
06843-000 Tree Program	1,627.50	0.00	(1,627.50)	18,913.10	12,000.00	(6,913.10)	15,000.00
06850-000 Flowers	0.00	200.00	200.00	1,106.95	1,550.00	443.05	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	1,696.44	2,200.00	503.56	9,731.45	13,200.00	3,468.55	14,200.00
06890-000 Misc. Landscape	0.00	64.00	64.00	724.10	976.00	251.90	2,029.00
06900-000 Web Fees	156.82	0.00	(156.82)	176.49	157.00	(19.49)	157.00
07505-000 Management Fee	3,885.00	3,815.00	(70.00)	38,084.00	37,474.00	(610.00)	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>17,547.73</b>	<b>19,454.55</b>	<b>1,906.82</b>	<b>173,125.24</b>	<b>169,849.88</b>	<b>(3,275.36)</b>	<b>198,312.88</b>
<b>Net Income</b>	<b>(10,743.65)</b>	<b>(12,161.55)</b>	<b>1,417.90</b>	<b>19,623.34</b>	<b>7,884.92</b>	<b>11,738.42</b>	<b>(11,502.08)</b>

# Montrose Master Association

## INCOME STATEMENT

Main

Start: 10/01/2022 | End: 10/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	4,112.90	5,760.00	(1,647.10)	167,490.43	158,304.00	9,186.43	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	513.00	513.00	0.00	5,814.00	4,446.00	1,368.00	5,814.00
05014-000 Transfer Fee	150.00	0.00	150.00	(250.00)	0.00	(250.00)	0.00
05020-000 Late Charges	1,599.38	500.00	1,099.38	6,117.75	3,400.00	2,717.75	4,000.00
05021-000 Late Interest Income	104.23	20.00	84.23	415.03	200.00	215.03	240.00
05026-000 Fine Income	0.00	100.00	(100.00)	850.00	800.00	50.00	850.00
05032-000 Lien Income	164.00	0.00	164.00	1,140.00	250.00	890.00	250.00
05045-000 Initiation Fees	(150.00)	0.00	(150.00)	(250.00)	0.00	(250.00)	0.00
05050-000 Interest Income	4.92	0.00	4.92	52.39	0.00	52.39	0.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
<b>Total</b>	<b>6,498.43</b>	<b>6,893.00</b>	<b>(394.57)</b>	<b>190,699.63</b>	<b>176,524.80</b>	<b>14,174.83</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	0.00	0.00	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	50.00	0.00	(50.00)	750.00	250.00	(500.00)	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	35.18	25.00	(10.18)	125.43	250.00	124.57	300.00
06415-000 Electricity & Gas	123.59	124.00	0.41	1,115.97	1,240.00	124.03	1,488.00
06420-000 Water	35.00	0.00	(35.00)	630.00	700.00	70.00	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	33.55	125.00	91.45	4,459.61	4,540.00	80.39	4,740.00
06630-000 Repairs and Maintenance	462.00	162.00	(300.00)	4,544.46	2,281.00	(2,263.46)	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	8,800.00	6,876.00	(1,924.00)	52,720.00	42,975.00	(9,745.00)	52,132.00
06820-000 Commons Fertilizing	0.00	3,200.00	3,200.00	6,000.00	9,059.00	3,059.00	9,059.00
06830-000 Commons Turf Spraying	642.65	2,663.55	2,020.90	7,368.53	8,017.88	649.35	8,017.88
06843-000 Tree Program	1,627.50	0.00	(1,627.50)	18,913.10	12,000.00	(6,913.10)	15,000.00
06850-000 Flowers	0.00	200.00	200.00	1,106.95	1,550.00	443.05	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	1,696.44	2,200.00	503.56	9,731.45	13,200.00	3,468.55	14,200.00
06890-000 Misc. Landscape	0.00	64.00	64.00	724.10	976.00	251.90	2,029.00
06900-000 Web Fees	156.82	0.00	(156.82)	176.49	157.00	(19.49)	157.00
07505-000 Management Fee	3,885.00	3,815.00	(70.00)	38,084.00	37,474.00	(610.00)	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
<b>Total</b>	<b>17,547.73</b>	<b>19,454.55</b>	<b>1,906.82</b>	<b>173,125.24</b>	<b>154,849.88</b>	<b>(18,275.36)</b>	<b>183,312.88</b>
<b>Net Income</b>	<b>(11,049.30)</b>	<b>(12,561.55)</b>	<b>1,512.25</b>	<b>17,574.39</b>	<b>21,674.92</b>	<b>(4,100.53)</b>	<b>2,277.92</b>

# Montrose Master Association

Run Date: 11/11/2022

Run Time: 11:23 AM

## INCOME STATEMENT

Capital Reserves

Start: 10/01/2022 | End: 10/31/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	300.00	400.00	(100.00)	2,010.00	1,200.00	810.00	1,200.00
05050-900 Interest Income - Capital Reserves	5.65	0.00	5.65	38.95	10.00	28.95	20.00
<b>Total</b>	<b>305.65</b>	<b>400.00</b>	<b>(94.35)</b>	<b>2,048.95</b>	<b>1,210.00</b>	<b>838.95</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	15,000.00	15,000.00	15,000.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>Net Income</b>	<b>305.65</b>	<b>400.00</b>	<b>(94.35)</b>	<b>2,048.95</b>	<b>(13,790.00)</b>	<b>15,838.95</b>	<b>(13,780.00)</b>