

# Montrose Master Association

Run Date: 11/17/2023

Run Time: 10:49 AM

## BALANCE SHEET

As of: 10/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$101,653.57
01011-000	Alliance Bank - Operating	\$118,051.51
01013-000	Alliance Bank - Reserves/WC	\$48,585.22
	<b>TOTAL ASSETS</b>	<b>\$268,390.30</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings	\$250,613.17
	Current Year Net Income/(Loss)	\$17,777.13
	<b>TOTAL EQUITY</b>	<b>\$268,390.30</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$268,390.30</b>

# Montrose Master Association

Run Date: 11/17/2023

Run Time: 10:49 AM

## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
05010-000 Dues	4,976.90	4,249.48	727.42	208,449.21	206,099.58	2,349.63	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	405.00	405.00	0.00	5,467.50	5,670.00	(202.50)	7,087.50
05014-000 Transfer Fee	(1,000.00)	0.00	(1,000.00)	500.00	0.00	500.00	0.00
05020-000 Late Charges	1,514.70	450.00	1,064.70	9,411.68	4,500.00	4,911.68	5,400.00
05021-000 Late Interest Income	99.24	30.00	69.24	776.80	300.00	476.80	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	450.00	800.00	(350.00)	850.00
05032-000 Lien Income	0.00	0.00	0.00	655.00	0.00	655.00	0.00
05045-000 Initiation Fees	50.00	0.00	50.00	(250.00)	0.00	(250.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	500.00	(500.00)	1,050.00	1,550.00	(500.00)	1,550.00
05050-000 Interest Income	299.21	5.50	293.71	1,697.32	55.00	1,642.32	66.00
05050-900 Interest Income - Capital Rese...	6.19	4.20	1.99	60.19	42.00	18.19	50.40
<b>Income Total</b>	<b>6,351.24</b>	<b>5,744.18</b>	<b>607.06</b>	<b>239,067.70</b>	<b>229,816.58</b>	<b>9,251.12</b>	<b>242,637.70</b>
<b>Total Income</b>	<b>6,351.24</b>	<b>5,744.18</b>	<b>607.06</b>	<b>239,067.70</b>	<b>229,816.58</b>	<b>9,251.12</b>	<b>242,637.70</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	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	50.00	0.00	(50.00)	460.00	0.00	(460.00)	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	164.72	139.00	(25.72)	1,356.57	1,390.00	33.43	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	0.00	0.00	1,389.73	15,000.00	13,610.27	15,000.00
06626-000 Postage	115.36	80.00	(35.36)	7,755.85	5,725.00	(2,030.85)	6,625.00
06630-000 Repairs and Maintenance	563.33	450.00	(113.33)	5,107.48	5,500.00	392.52	6,400.00
06810-000 Commons Mowing	9,440.00	10,000.00	560.00	62,280.00	62,500.00	220.00	72,500.00
06820-000 Commons Fertilizing	0.00	3,700.00	3,700.00	6,600.00	10,700.00	4,100.00	10,700.00
06830-000 Commons Turf Spraying	3,456.00	3,211.00	(245.00)	9,225.50	11,380.00	2,154.50	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	200.00	200.00	1,267.24	1,550.00	282.76	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	6,237.51	2,200.00	(4,037.51)	27,874.85	13,200.00	(14,674.85)	14,200.00
06890-000 Misc. Landscape	0.00	249.00	249.00	2,138.00	1,729.00	(409.00)	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	156.82	157.00	0.18	156.82	177.00	20.18	177.00
07505-000 Management Fee	4,455.00	4,460.50	5.50	44,055.00	43,862.50	(192.50)	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
<b>Expense Total</b>	<b>24,638.74</b>	<b>24,846.50</b>	<b>207.76</b>	<b>221,290.57</b>	<b>213,662.15</b>	<b>(7,628.42)</b>	<b>253,879.65</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>24,638.74</b>	<b>24,846.50</b>	<b>207.76</b>	<b>221,290.57</b>	<b>213,662.15</b>	<b>(7,628.42)</b>	<b>253,879.65</b>
<b>Net Income</b>	<b>(18,287.50)</b>	<b>(19,102.32)</b>	<b>814.82</b>	<b>17,777.13</b>	<b>16,154.43</b>	<b>1,622.70</b>	<b>(11,241.95)</b>

# Montrose Master Association

Run Date: 11/17/2023

Run Time: 10:50 AM

## INCOME STATEMENT

Main

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	4,976.90	4,249.48	727.42	208,449.21	206,099.58	2,349.63	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	405.00	405.00	0.00	5,467.50	5,670.00	(202.50)	7,087.50
05014-000 Transfer Fee	(1,000.00)	0.00	(1,000.00)	500.00	0.00	500.00	0.00
05020-000 Late Charges	1,514.70	450.00	1,064.70	9,411.68	4,500.00	4,911.68	5,400.00
05021-000 Late Interest Income	99.24	30.00	69.24	776.80	300.00	476.80	360.00
05026-000 Fine Income	0.00	100.00	(100.00)	450.00	800.00	(350.00)	850.00
05032-000 Lien Income	0.00	0.00	0.00	655.00	0.00	655.00	0.00
05045-000 Initiation Fees	50.00	0.00	50.00	(250.00)	0.00	(250.00)	0.00
05050-000 Interest Income	299.21	5.50	293.71	1,697.32	55.00	1,642.32	66.00
<b>Income Total</b>	<b>6,345.05</b>	<b>5,239.98</b>	<b>1,105.07</b>	<b>237,957.51</b>	<b>228,224.58</b>	<b>9,732.93</b>	<b>237,037.30</b>
<b>Total Income</b>	<b>6,345.05</b>	<b>5,239.98</b>	<b>1,105.07</b>	<b>237,957.51</b>	<b>228,224.58</b>	<b>9,732.93</b>	<b>237,037.30</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	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	50.00	0.00	(50.00)	460.00	0.00	(460.00)	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	164.72	139.00	(25.72)	1,356.57	1,390.00	33.43	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	115.36	80.00	(35.36)	7,755.85	5,725.00	(2,030.85)	6,625.00
06630-000 Repairs and Maintenance	563.33	450.00	(113.33)	5,107.48	5,500.00	392.52	6,400.00
06810-000 Commons Mowing	9,440.00	10,000.00	560.00	62,280.00	62,500.00	220.00	72,500.00
06820-000 Commons Fertilizing	0.00	3,700.00	3,700.00	6,600.00	10,700.00	4,100.00	10,700.00
06830-000 Commons Turf Spraying	3,456.00	3,211.00	(245.00)	9,225.50	11,380.00	2,154.50	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	200.00	200.00	1,267.24	1,550.00	282.76	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	6,237.51	2,200.00	(4,037.51)	27,874.85	13,200.00	(14,674.85)	14,200.00
06890-000 Misc. Landscape	0.00	249.00	249.00	2,138.00	1,729.00	(409.00)	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	156.82	157.00	0.18	156.82	177.00	20.18	177.00
07505-000 Management Fee	4,455.00	4,460.50	5.50	44,055.00	43,862.50	(192.50)	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
<b>Expense Total</b>	<b>24,638.74</b>	<b>24,846.50</b>	<b>207.76</b>	<b>219,900.84</b>	<b>198,662.15</b>	<b>(21,238.69)</b>	<b>234,879.65</b>
<b>Total Expense</b>	<b>24,638.74</b>	<b>24,846.50</b>	<b>207.76</b>	<b>219,900.84</b>	<b>198,662.15</b>	<b>(21,238.69)</b>	<b>234,879.65</b>

<b>Net Income</b>	<b>(18,293.69)</b>	<b>(19,606.52)</b>	<b>1,312.83</b>	<b>18,056.67</b>	<b>29,562.43</b>	<b>(11,505.76)</b>	<b>2,157.65</b>
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# Montrose Master Association

Run Date: 11/17/2023

Run Time: 10:50 AM

## INCOME STATEMENT

Capital Reserves

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
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	500.00	(500.00)	1,050.00	1,550.00	(500.00)	1,550.00
05050-900 Interest Income - Capital Rese...	6.19	4.20	1.99	60.19	42.00	18.19	50.40
<b>Income Total</b>	<b>6.19</b>	<b>504.20</b>	<b>(498.01)</b>	<b>1,110.19</b>	<b>1,592.00</b>	<b>(481.81)</b>	<b>5,600.40</b>
<b>Total Income</b>	<b>6.19</b>	<b>504.20</b>	<b>(498.01)</b>	<b>1,110.19</b>	<b>1,592.00</b>	<b>(481.81)</b>	<b>5,600.40</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
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	0.00	0.00	1,389.73	15,000.00	13,610.27	15,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,389.73</b>	<b>15,000.00</b>	<b>13,610.27</b>	<b>19,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,389.73</b>	<b>15,000.00</b>	<b>13,610.27</b>	<b>19,000.00</b>
<b>Net Income</b>	<b>6.19</b>	<b>504.20</b>	<b>(498.01)</b>	<b>(279.54)</b>	<b>(13,408.00)</b>	<b>13,128.46</b>	<b>(13,399.60)</b>