

# Montrose Master Association

Run Date: 12/09/2022

Run Time: 12:08 PM

## BALANCE SHEET

As of: 11/30/2022

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01011-000	Alliance Bank - Operating	\$208,131.57
01013-000	Alliance Bank - Reserves/WC	\$45,469.20
	TOTAL ASSETS	<u>\$253,600.77</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)	\$3,441.91
	TOTAL EQUITY	<u>\$253,600.77</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$253,600.77</u>

# Montrose Master Association

Run Date: 12/09/2022

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## INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	964.78	2,208.00	(1,243.22)	167,984.21	160,512.00	7,472.21	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	684.00	(513.00)	6,156.00	5,130.00	1,026.00	5,814.00
05014-000 Transfer Fee	600.00	0.00	600.00	650.00	0.00	650.00	0.00
05020-000 Late Charges	823.55	300.00	523.55	6,941.30	3,700.00	3,241.30	4,000.00
05021-000 Late Interest Income	63.42	20.00	43.42	478.45	220.00	258.45	240.00
05026-000 Fine Income	100.00	50.00	50.00	950.00	850.00	100.00	850.00
05032-000 Lien Income	185.00	0.00	185.00	1,325.00	250.00	1,075.00	250.00
05045-000 Initiation Fees	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	2,010.00	1,200.00	810.00	1,200.00
05050-000 Interest Income	4.45	0.00	4.45	56.84	0.00	56.84	0.00
05050-900 Interest Income - Capital Reserves	5.61	0.00	5.61	44.56	10.00	34.56	20.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
<b>Total</b>	<b>2,917.81</b>	<b>3,262.00</b>	<b>(344.19)</b>	<b>195,666.39</b>	<b>180,996.80</b>	<b>14,669.59</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	0.00	0.00	0.00	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	0.00	25.00	25.00	125.43	275.00	149.57	300.00
06415-000 Electricity & Gas	126.82	124.00	(2.82)	1,242.79	1,364.00	121.21	1,488.00
06420-000 Water	0.00	0.00	0.00	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	0.00	100.00	100.00	4,459.61	4,640.00	180.39	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	4,961.46	2,484.00	(2,477.46)	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	8,400.00	5,157.00	(3,243.00)	61,120.00	48,132.00	(12,988.00)	52,132.00
06820-000 Commons Fertilizing	1,000.00	0.00	(1,000.00)	7,000.00	9,059.00	2,059.00	9,059.00
06830-000 Commons Turf Spraying	2,743.55	0.00	(2,743.55)	10,112.08	8,017.88	(2,094.20)	8,017.88
06843-000 Tree Program	341.25	3,000.00	2,658.75	19,254.35	15,000.00	(4,254.35)	15,000.00
06850-000 Flowers	70.20	100.00	29.80	1,177.15	1,650.00	472.85	1,650.00
06860-000 Sprinkler Turn On/Off	1,539.00	1,800.00	261.00	2,547.00	3,100.00	553.00	3,100.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06880-000 Landscape Labor	556.42	1,000.00	443.58	10,287.87	14,200.00	3,912.13	14,200.00
06890-000 Misc. Landscape	0.00	1,053.00	1,053.00	724.10	2,029.00	1,304.90	2,029.00
06900-000 Web Fees	0.00	0.00	0.00	176.49	157.00	(19.49)	157.00
07505-000 Management Fee	3,905.00	3,835.00	(70.00)	41,989.00	41,309.00	(680.00)	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>19,099.24</b>	<b>16,397.00</b>	<b>(2,702.24)</b>	<b>192,224.48</b>	<b>186,246.88</b>	<b>(5,977.60)</b>	<b>198,312.88</b>
<b>Net Income</b>	<b>(16,181.43)</b>	<b>(13,135.00)</b>	<b>(3,046.43)</b>	<b>3,441.91</b>	<b>(5,250.08)</b>	<b>8,691.99</b>	<b>(11,502.08)</b>

# Montrose Master Association

Run Date: 12/09/2022

Run Time: 12:08 PM

## INCOME STATEMENT

Main

Start: 11/01/2022 | End: 11/30/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	964.78	2,208.00	(1,243.22)	167,984.21	160,512.00	7,472.21	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	684.00	(513.00)	6,156.00	5,130.00	1,026.00	5,814.00
05014-000 Transfer Fee	600.00	0.00	600.00	650.00	0.00	650.00	0.00
05020-000 Late Charges	823.55	300.00	523.55	6,941.30	3,700.00	3,241.30	4,000.00
05021-000 Late Interest Income	63.42	20.00	43.42	478.45	220.00	258.45	240.00
05026-000 Fine Income	100.00	50.00	50.00	950.00	850.00	100.00	850.00
05032-000 Lien Income	185.00	0.00	185.00	1,325.00	250.00	1,075.00	250.00
05045-000 Initiation Fees	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00
05050-000 Interest Income	4.45	0.00	4.45	56.84	0.00	56.84	0.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
<b>Total</b>	<b>2,912.20</b>	<b>3,262.00</b>	<b>(349.80)</b>	<b>193,611.83</b>	<b>179,786.80</b>	<b>13,825.03</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	0.00	0.00	0.00	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	0.00	25.00	25.00	125.43	275.00	149.57	300.00
06415-000 Electricity & Gas	126.82	124.00	(2.82)	1,242.79	1,364.00	121.21	1,488.00
06420-000 Water	0.00	0.00	0.00	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	0.00	100.00	100.00	4,459.61	4,640.00	180.39	4,740.00
06630-000 Repairs and Maintenance	417.00	203.00	(214.00)	4,961.46	2,484.00	(2,477.46)	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	8,400.00	5,157.00	(3,243.00)	61,120.00	48,132.00	(12,988.00)	52,132.00
06820-000 Commons Fertilizing	1,000.00	0.00	(1,000.00)	7,000.00	9,059.00	2,059.00	9,059.00
06830-000 Commons Turf Spraying	2,743.55	0.00	(2,743.55)	10,112.08	8,017.88	(2,094.20)	8,017.88
06843-000 Tree Program	341.25	3,000.00	2,658.75	19,254.35	15,000.00	(4,254.35)	15,000.00
06850-000 Flowers	70.20	100.00	29.80	1,177.15	1,650.00	472.85	1,650.00
06860-000 Sprinkler Turn On/Off	1,539.00	1,800.00	261.00	2,547.00	3,100.00	553.00	3,100.00
06880-000 Landscape Labor	556.42	1,000.00	443.58	10,287.87	14,200.00	3,912.13	14,200.00
06890-000 Misc. Landscape	0.00	1,053.00	1,053.00	724.10	2,029.00	1,304.90	2,029.00
06900-000 Web Fees	0.00	0.00	0.00	176.49	157.00	(19.49)	157.00
07505-000 Management Fee	3,905.00	3,835.00	(70.00)	41,989.00	41,309.00	(680.00)	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>19,099.24</b>	<b>16,397.00</b>	<b>(2,702.24)</b>	<b>192,224.48</b>	<b>171,246.88</b>	<b>(20,977.60)</b>	<b>183,312.88</b>
<b>Net Income</b>	<b>(16,187.04)</b>	<b>(13,135.00)</b>	<b>(3,052.04)</b>	<b>1,387.35</b>	<b>8,539.92</b>	<b>(7,152.57)</b>	<b>2,277.92</b>

# Montrose Master Association

Run Date: 12/09/2022

Run Time: 12:08 PM

## INCOME STATEMENT

Capital Reserves

Start: 11/01/2022 | End: 11/30/2022

### 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	2,010.00	1,200.00	810.00	1,200.00
05050-900 Interest Income - Capital Reserves	5.61	0.00	5.61	44.56	10.00	34.56	20.00
<b>Total</b>	<b>5.61</b>	<b>0.00</b>	<b>5.61</b>	<b>2,054.56</b>	<b>1,210.00</b>	<b>844.56</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>5.61</b>	<b>0.00</b>	<b>5.61</b>	<b>2,054.56</b>	<b>(13,790.00)</b>	<b>15,844.56</b>	<b>(13,780.00)</b>