

Montrose Master Association

Run Date: 01/18/2022
Run Time: 02:18 PM

BALANCE SHEET As of: 12/31/2021

Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$11,678.90
01011-000	Alliance Bank - Operating	\$195,065.32
01013-000	Alliance Bank - Reserves/WC	\$43,414.64
	TOTAL ASSETS	<u>\$250,158.86</u>

Liabilities

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

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$231,888.67
	Current Year Net Income/(Loss)	\$18,270.19
	TOTAL EQUITY	<u>\$250,158.86</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$250,158.86</u>

Montrose Master Association

INCOME STATEMENT

Start: 12/01/2021 | End: 12/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	3,285.14	2,200.00	1,085.14	148,040.49	148,200.00	(159.51)	148,200.00
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	342.00	855.00	(513.00)	12,825.00	9,405.00	3,420.00	9,405.00
05014-000 Transfer Fee	200.00	0.00	200.00	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	210.11	300.00	(89.89)	4,065.80	3,100.00	965.80	3,100.00
05021-000 Late Interest Income	10.49	20.00	(9.51)	945.13	180.00	765.13	180.00
05026-000 Fine Income	0.00	0.00	0.00	1,954.08	0.00	1,954.08	0.00
05032-000 Lien Income	0.00	0.00	0.00	1,165.00	0.00	1,165.00	0.00
05045-000 Initiation Fees	100.00	0.00	100.00	(50.00)	0.00	(50.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	1,950.00	1,900.00	50.00	1,900.00
05050-000 Interest Income	1.49	0.00	1.49	1.49	0.00	1.49	0.00
05050-900 Interest Income - Capital Reserves	3.97	15.00	(11.03)	15.08	60.00	(44.92)	60.00
Total	4,153.20	3,390.00	763.20	179,936.87	171,969.80	7,967.07	171,969.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	6,583.53	6,500.00	(83.53)	6,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	81.06	50.00	(31.06)	50.00
06305-000 Accounting	0.00	0.00	0.00	300.00	240.00	(60.00)	240.00
06306-000 Legal	0.00	10.00	10.00	0.00	250.00	250.00	250.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	650.00	0.00	(650.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	2,622.00	2,730.00	108.00	2,730.00
06330-000 Bank Charges	153.00	10.00	(143.00)	415.08	130.00	(285.08)	130.00
06415-000 Electricity & Gas	109.68	124.00	14.32	1,329.90	1,488.00	158.10	1,488.00
06420-000 Water	0.00	2,800.00	2,800.00	3,358.53	3,500.00	141.47	3,500.00
06615-000 Snow Removal	0.00	0.00	0.00	5,850.00	6,800.00	950.00	6,800.00
06626-000 Postage	83.47	100.00	16.53	4,337.55	4,530.00	192.45	4,530.00
06630-000 Repairs and Maintenance	200.00	162.00	(38.00)	3,041.75	2,567.00	(474.75)	2,567.00
06631-000 Fence Maintenance	0.00	0.00	0.00	1,763.25	1,800.00	36.75	1,800.00
06810-000 Commons Mowing	487.50	3,640.00	3,152.50	46,872.50	47,320.00	447.50	47,320.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	8,706.00	9,008.00	302.00	9,008.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	7,626.00	6,821.00	(805.00)	6,821.00
06843-000 Tree Program	0.00	0.00	0.00	13,242.00	14,000.00	758.00	14,000.00
06850-000 Flowers	0.00	0.00	0.00	1,169.95	1,650.00	480.05	1,650.00
06860-000 Sprinkler Turn On/Off	1,518.00	0.00	(1,518.00)	2,480.00	3,200.00	720.00	3,200.00
06880-000 Landscape Labor	0.00	0.00	0.00	9,514.97	14,200.00	4,685.03	14,200.00
06890-000 Misc. Landscape	495.00	0.00	(495.00)	1,213.00	1,700.00	487.00	1,700.00
06900-000 Web Fees	0.00	0.00	0.00	156.82	180.00	23.18	180.00
07505-000 Management Fee	3,486.50	3,367.75	(118.75)	39,610.25	39,068.75	(541.50)	39,068.75
07508-000 Property Taxes	712.54	900.00	187.46	712.54	900.00	187.46	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	100.00	70.00	100.00
Total	7,245.69	11,113.75	3,868.06	161,666.68	168,732.75	7,066.07	168,732.75
Net Income	(3,092.49)	(7,723.75)	4,631.26	18,270.19	3,237.05	15,033.14	3,237.05

Montrose Master Association

INCOME STATEMENT

Main

Start: 12/01/2021 | End: 12/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	3,285.14	2,200.00	1,085.14	148,040.49	148,200.00	(159.51)	148,200.00
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	342.00	855.00	(513.00)	12,825.00	9,405.00	3,420.00	9,405.00
05014-000 Transfer Fee	200.00	0.00	200.00	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	210.11	300.00	(89.89)	4,065.80	3,100.00	965.80	3,100.00
05021-000 Late Interest Income	10.49	20.00	(9.51)	945.13	180.00	765.13	180.00
05026-000 Fine Income	0.00	0.00	0.00	1,954.08	0.00	1,954.08	0.00
05032-000 Lien Income	0.00	0.00	0.00	1,165.00	0.00	1,165.00	0.00
05045-000 Initiation Fees	100.00	0.00	100.00	(50.00)	0.00	(50.00)	0.00
05050-000 Interest Income	1.49	0.00	1.49	1.49	0.00	1.49	0.00
Total	4,149.23	3,375.00	774.23	177,971.79	170,009.80	7,961.99	170,009.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	6,583.53	6,500.00	(83.53)	6,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	81.06	50.00	(31.06)	50.00
06305-000 Accounting	0.00	0.00	0.00	300.00	240.00	(60.00)	240.00
06306-000 Legal	0.00	10.00	10.00	0.00	250.00	250.00	250.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	650.00	0.00	(650.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	2,622.00	2,730.00	108.00	2,730.00
06330-000 Bank Charges	153.00	10.00	(143.00)	415.08	130.00	(285.08)	130.00
06415-000 Electricity & Gas	109.68	124.00	14.32	1,329.90	1,488.00	158.10	1,488.00
06420-000 Water	0.00	2,800.00	2,800.00	3,358.53	3,500.00	141.47	3,500.00
06615-000 Snow Removal	0.00	0.00	0.00	5,850.00	6,800.00	950.00	6,800.00
06626-000 Postage	83.47	100.00	16.53	4,337.55	4,530.00	192.45	4,530.00
06630-000 Repairs and Maintenance	200.00	162.00	(38.00)	3,041.75	2,567.00	(474.75)	2,567.00
06631-000 Fence Maintenance	0.00	0.00	0.00	1,763.25	1,800.00	36.75	1,800.00
06810-000 Commons Mowing	487.50	3,640.00	3,152.50	46,872.50	47,320.00	447.50	47,320.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	8,706.00	9,008.00	302.00	9,008.00
06830-000 Commons Turf	0.00	0.00	0.00	7,626.00	6,821.00	(805.00)	6,821.00
06843-000 Tree Program	0.00	0.00	0.00	13,242.00	14,000.00	758.00	14,000.00
06850-000 Flowers	0.00	0.00	0.00	1,169.95	1,650.00	480.05	1,650.00
06860-000 Sprinkler Turn On/Off	1,518.00	0.00	(1,518.00)	2,480.00	3,200.00	720.00	3,200.00
06880-000 Landscape Labor	0.00	0.00	0.00	9,514.97	14,200.00	4,685.03	14,200.00
06890-000 Misc. Landscape	495.00	0.00	(495.00)	1,213.00	1,700.00	487.00	1,700.00
06900-000 Web Fees	0.00	0.00	0.00	156.82	180.00	23.18	180.00
07505-000 Management Fee	3,486.50	3,367.75	(118.75)	39,610.25	39,068.75	(541.50)	39,068.75
07508-000 Property Taxes	712.54	900.00	187.46	712.54	900.00	187.46	900.00
07515-000 Income Taxes	0.00	0.00	0.00	30.00	100.00	70.00	100.00
Total	7,245.69	11,113.75	3,868.06	161,666.68	168,732.75	7,066.07	168,732.75

Net Income	(3,096.46)	(7,738.75)	4,642.29	16,305.11	1,277.05	15,028.06	1,277.05
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Montrose Master Association

Run Date: 01/18/2022

Run Time: 02:19 PM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2021 | End: 12/31/2021

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	1,950.00	1,900.00	50.00	1,900.00
05050-900 Interest Income - Capital Reserves	3.97	15.00	(11.03)	15.08	60.00	(44.92)	60.00
Total	3.97	15.00	(11.03)	1,965.08	1,960.00	5.08	1,960.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	3.97	15.00	(11.03)	1,965.08	1,960.00	5.08	1,960.00