

Montrose Master Association

Run Date: 01/20/2023

Run Time: 11:58 AM

BALANCE SHEET

As of: 12/31/2022

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$202,910.14
01013-000	Alliance Bank - Reserves/WC	\$47,703.03
	TOTAL ASSETS	<u>\$250,613.17</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$250,158.86
	Current Year Net Income/(Loss)	\$454.31
	TOTAL EQUITY	<u>\$250,613.17</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$250,613.17</u>

Montrose Master Association

Run Date: 01/20/2023

Run Time: 11:58 AM

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Income							
05010-000 Dues	3,166.29	4,800.00	(1,633.71)	171,150.50	165,312.00	5,838.50	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	684.00	(171.00)	6,669.00	5,814.00	855.00	5,814.00
05014-000 Transfer Fee	(1,200.00)	0.00	(1,200.00)	(550.00)	0.00	(550.00)	0.00
05020-000 Late Charges	1,399.30	300.00	1,099.30	8,340.60	4,000.00	4,340.60	4,000.00
05021-000 Late Interest Income	79.64	20.00	59.64	558.09	240.00	318.09	240.00
05026-000 Fine Income	0.00	0.00	0.00	950.00	850.00	100.00	850.00
05032-000 Lien Income	100.00	0.00	100.00	1,425.00	250.00	1,175.00	250.00
05045-000 Initiation Fees	150.00	0.00	150.00	(100.00)	0.00	(100.00)	0.00
05045-900 Initiation Fees -	0.00	0.00	0.00	2,010.00	1,200.00	810.00	1,200.00
Capital Reserves							
05050-000 Interest Income	4.37	0.00	4.37	61.21	0.00	61.21	0.00
05050-900 Interest Income -	5.83	10.00	(4.17)	50.39	20.00	30.39	20.00
Capital Reserves							
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
Total	6,218.43	5,814.00	404.43	201,884.82	186,810.80	15,074.02	186,810.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	10,825.46	7,100.00	(3,725.46)	7,100.00
06135-000 Board & Annual	0.00	0.00	0.00	73.17	50.00	(23.17)	50.00
Meetings							
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	300.00	174.57	300.00
06415-000 Electricity & Gas	126.15	124.00	(2.15)	1,368.94	1,488.00	119.06	1,488.00
06420-000 Water	2,370.21	2,900.00	529.79	3,000.21	3,600.00	599.79	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
06620-000 Reserve Account	2,000.00	0.00	(2,000.00)	2,000.00	0.00	(2,000.00)	0.00
Funding							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
06626-000 Postage	152.30	100.00	(52.30)	4,611.91	4,740.00	128.09	4,740.00
06630-000 Repairs and	0.00	162.00	162.00	4,961.46	2,646.00	(2,315.46)	2,646.00
Maintenance							
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	0.00	4,000.00	4,000.00	61,120.00	52,132.00	(8,988.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	7,000.00	9,059.00	2,059.00	9,059.00
06830-000 Commons Turf	0.00	0.00	0.00	10,112.08	8,017.88	(2,094.20)	8,017.88
Spraying							
06843-000 Tree Program	0.00	0.00	0.00	19,254.35	15,000.00	(4,254.35)	15,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06850-000 Flowers	0.00	0.00	0.00	1,177.15	1,650.00	472.85	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,547.00	3,100.00	553.00	3,100.00
06880-000 Landscape Labor	52.20	0.00	(52.20)	10,340.07	14,200.00	3,859.93	14,200.00
06890-000 Misc. Landscape	0.00	0.00	0.00	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	3,910.00	3,855.00	(55.00)	45,899.00	45,164.00	(735.00)	45,164.00
07508-000 Property Taxes	595.17	900.00	304.83	595.17	900.00	304.83	900.00
07515-000 Income Taxes	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Total	9,206.03	12,066.00	2,859.97	201,430.51	198,312.88	(3,117.63)	198,312.88
Net Income	(2,987.60)	(6,252.00)	3,264.40	454.31	(11,502.08)	11,956.39	(11,502.08)

Montrose Master Association

Run Date: 01/20/2023

Run Time: 11:58 AM

INCOME STATEMENT

Main

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	3,166.29	4,800.00	(1,633.71)	171,150.50	165,312.00	5,838.50	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	684.00	(171.00)	6,669.00	5,814.00	855.00	5,814.00
05014-000 Transfer Fee	(1,200.00)	0.00	(1,200.00)	(550.00)	0.00	(550.00)	0.00
05020-000 Late Charges	1,399.30	300.00	1,099.30	8,340.60	4,000.00	4,340.60	4,000.00
05021-000 Late Interest Income	79.64	20.00	59.64	558.09	240.00	318.09	240.00
05026-000 Fine Income	0.00	0.00	0.00	950.00	850.00	100.00	850.00
05032-000 Lien Income	100.00	0.00	100.00	1,425.00	250.00	1,175.00	250.00
05045-000 Initiation Fees	150.00	0.00	150.00	(100.00)	0.00	(100.00)	0.00
05050-000 Interest Income	4.37	0.00	4.37	61.21	0.00	61.21	0.00
05100-000 Misc. Income	0.00	0.00	0.00	195.23	0.00	195.23	0.00
Total	4,212.60	5,804.00	(1,591.40)	197,824.43	185,590.80	12,233.63	185,590.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	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	300.00	174.57	300.00
06415-000 Electricity & Gas	126.15	124.00	(2.15)	1,368.94	1,488.00	119.06	1,488.00
06420-000 Water	2,370.21	2,900.00	529.79	3,000.21	3,600.00	599.79	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
06620-000 Reserve Account Funding	2,000.00	0.00	(2,000.00)	2,000.00	0.00	(2,000.00)	0.00
06626-000 Postage	152.30	100.00	(52.30)	4,611.91	4,740.00	128.09	4,740.00
06630-000 Repairs and Maintenance	0.00	162.00	162.00	4,961.46	2,646.00	(2,315.46)	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	0.00	4,000.00	4,000.00	61,120.00	52,132.00	(8,988.00)	52,132.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	7,000.00	9,059.00	2,059.00	9,059.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	10,112.08	8,017.88	(2,094.20)	8,017.88
06843-000 Tree Program	0.00	0.00	0.00	19,254.35	15,000.00	(4,254.35)	15,000.00
06850-000 Flowers	0.00	0.00	0.00	1,177.15	1,650.00	472.85	1,650.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,547.00	3,100.00	553.00	3,100.00
06880-000 Landscape Labor	52.20	0.00	(52.20)	10,340.07	14,200.00	3,859.93	14,200.00
06890-000 Misc. Landscape	0.00	0.00	0.00	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07505-000 Management Fee	3,910.00	3,855.00	(55.00)	45,899.00	45,164.00	(735.00)	45,164.00
07508-000 Property Taxes	595.17	900.00	304.83	595.17	900.00	304.83	900.00
07515-000 Income Taxes	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Total	9,206.03	12,066.00	2,859.97	201,430.51	183,312.88	(18,117.63)	183,312.88
Net Income	(4,993.43)	(6,262.00)	1,268.57	(3,606.08)	2,277.92	(5,884.00)	2,277.92

Montrose Master Association

Run Date: 01/20/2023

Run Time: 11:58 AM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	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
05050-900 Interest Income - Capital Reserves	5.83	10.00	(4.17)	50.39	20.00	30.39	20.00
Total	2,005.83	10.00	1,995.83	4,060.39	1,220.00	2,840.39	1,220.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
Total	0.00	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00

Net Income	2,005.83	10.00	1,995.83	4,060.39	(13,780.00)	17,840.39	(13,780.00)
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