

Montrose Master Association

Run Date: 07/24/2024

Run Time: 08:42 AM

BALANCE SHEET

As of: 06/30/2024

Assets

| Account # | Account Name | Total |
|------------------|-------------------------------|---------------------|
| 01002-000 | GESA - Savings Account | \$100.00 |
| 01004-000 | GESA Money Market (Operating) | \$104,003.73 |
| 01011-000 | Alliance Bank - Operating | \$131,497.64 |
| 01013-000 | Alliance Bank - Reserves/WC | \$51,824.72 |
| | TOTAL ASSETS | \$287,426.09 |

Liabilities

| Account # | Account Name | Total |
|------------------|--------------------------|---------------|
| | TOTAL LIABILITIES | \$0.00 |

Equity

| Account # | Account Name | Total |
|------------------|-------------------------------------|---------------------|
| 03900-000 | Retained Earnings - Main | \$228,576.60 |
| 03900-900 | Retained Earnings - Main Reserves | \$51,210.60 |
| | Current Year Net Income/(Loss) | \$7,638.89 |
| | TOTAL EQUITY | \$287,426.09 |
| | TOTAL LIABILITIES AND EQUITY | \$287,426.09 |

Montrose Master Association

Run Date: 07/24/2024

Run Time: 08:42 AM

INCOME STATEMENT

Start: 06/01/2024 | End: 06/30/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05000-900 Capital Reserve Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,500.00 |
| 05010-000 Dues | 10,627.97 | 19,686.24 | (9,058.27) | 104,904.42 | 164,872.26 | (59,967.84) | 246,078.00 |
| 05011-000 Dues - Apartment | 0.00 | 0.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00 | 12,000.00 |
| 05012-000 Dues - Builder | 1,125.00 | 450.00 | 675.00 | 4,275.00 | 3,600.00 | 675.00 | 7,875.00 |
| 05014-000 Transfer Fee | (1,235.00) | 0.00 | (1,235.00) | (285.00) | 0.00 | (285.00) | 0.00 |
| 05020-000 Late Charges | 1,440.63 | 450.00 | 990.63 | 6,408.58 | 2,700.00 | 3,708.58 | 5,400.00 |
| 05021-000 Late Interest Income | 65.98 | 30.00 | 35.98 | 500.92 | 180.00 | 320.92 | 360.00 |
| 05025-000 NSF Income | (20.00) | 0.00 | (20.00) | 0.00 | 0.00 | 0.00 | 0.00 |
| 05026-000 Fine Income | 0.00 | 100.00 | (100.00) | 100.00 | 400.00 | (300.00) | 850.00 |
| 05032-000 Lien Income | 50.00 | 0.00 | 50.00 | 385.00 | 0.00 | 385.00 | 0.00 |
| 05045-000 Initiation Fees | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| 05045-900 Initiation Fees - Capital Rese... | 0.00 | 0.00 | 0.00 | 550.00 | 650.00 | (100.00) | 1,550.00 |
| 05050-000 Interest Income | 295.66 | 5.50 | 290.16 | 1,784.93 | 33.00 | 1,751.93 | 66.00 |
| 05050-900 Interest Income - Capital Rese... | 10.62 | 6.50 | 4.12 | 64.12 | 39.00 | 25.12 | 78.00 |
| Income Total | 12,510.86 | 20,728.24 | (8,217.38) | 124,837.97 | 178,474.26 | (53,636.29) | 284,757.00 |
| Total Income | 12,510.86 | 20,728.24 | (8,217.38) | 124,837.97 | 178,474.26 | (53,636.29) | 284,757.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06120-000 Community Events | 0.00 | 800.00 | 800.00 | 0.00 | 800.00 | 800.00 | 6,300.00 |
| 06135-000 Board & Annual Meetings | 88.78 | 0.00 | (88.78) | 255.03 | 133.00 | (122.03) | 133.00 |
| 06305-000 Accounting | 0.00 | 0.00 | 0.00 | 450.00 | 450.00 | 0.00 | 450.00 |
| 06306-000 Legal | 2,202.75 | 0.00 | (2,202.75) | 17,203.00 | 0.00 | (17,203.00) | 0.00 |
| 06308-000 Lien Filing Fees | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | (10.00) | 0.00 |
| 06310-000 Insurance Expense | 0.00 | 0.00 | 0.00 | 2,739.00 | 2,889.00 | 150.00 | 5,389.00 |
| 06415-000 Electricity & Gas | 168.12 | 147.75 | (20.37) | 1,007.90 | 886.50 | (121.40) | 1,773.00 |
| 06420-000 Water | 720.00 | 0.00 | (720.00) | 720.00 | 0.00 | (720.00) | 4,475.00 |
| 06615-000 Snow Removal | 0.00 | 0.00 | 0.00 | 9,000.00 | 11,500.00 | 2,500.00 | 12,650.00 |
| 06620-000 Reserve Account Funding | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,500.00 |
| 06621-900 Capital Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| 06626-000 Postage | 98.26 | 130.00 | 31.74 | 2,888.45 | 4,730.00 | 1,841.55 | 9,085.00 |
| 06630-000 Repairs and Maintenance | 433.33 | 433.33 | 0.00 | 4,196.32 | 3,599.98 | (596.34) | 6,199.96 |
| 06631-000 Fence Maintenance | 0.00 | 0.00 | 0.00 | 771.32 | 0.00 | (771.32) | 0.00 |
| 06810-000 Commons Mowing | 10,600.00 | 10,600.00 | 0.00 | 17,625.00 | 21,200.00 | 3,575.00 | 82,950.00 |
| 06820-000 Commons Fertilizing | 0.00 | 3,800.00 | 3,800.00 | 3,800.00 | 3,800.00 | 0.00 | 11,600.00 |
| 06830-000 Commons Turf Spraying | 3,234.15 | 1,605.50 | (1,628.65) | 5,734.15 | 1,605.50 | (4,128.65) | 12,279.65 |
| 06843-000 Tree Program | 5,295.55 | 0.00 | (5,295.55) | 13,084.55 | 16,000.00 | 2,915.45 | 18,000.00 |
| 06850-000 Flowers | 525.25 | 525.25 | 0.00 | 1,233.10 | 1,528.25 | 295.15 | 2,041.40 |
| 06860-000 Sprinkler Turn On/Off | 0.00 | 1,400.00 | 1,400.00 | 1,336.75 | 1,400.00 | 63.25 | 3,640.50 |
| 06880-000 Landscape Labor | 2,526.61 | 2,500.00 | (26.61) | 5,879.26 | 2,500.00 | (3,379.26) | 17,000.00 |
| 06890-000 Misc. Landscape | 0.00 | 273.90 | 273.90 | 0.00 | 677.05 | 677.05 | 3,572.25 |
| 06900-000 Web Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 177.00 |
| 07505-000 Management Fee | 4,766.75 | 4,795.50 | 28.75 | 28,445.25 | 28,525.75 | 80.50 | 57,643.75 |
| 07508-000 Property Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 |
| 07515-000 Income Taxes | 0.00 | 0.00 | 0.00 | 820.00 | 701.76 | (118.24) | 701.76 |
| Expense Total | 30,659.55 | 27,011.23 | (3,648.32) | 117,199.08 | 102,926.79 | (14,272.29) | 287,311.27 |

| Account | Current | | | Year to Date | | | Yearly |
|---------------|-------------|------------|-------------|--------------|------------|-------------|------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Total Expense | 30,659.55 | 27,011.23 | (3,648.32) | 117,199.08 | 102,926.79 | (14,272.29) | 287,311.27 |
| Net Income | (18,148.69) | (6,282.99) | (11,865.70) | 7,638.89 | 75,547.47 | (67,908.58) | (2,554.27) |

Montrose Master Association

Run Date: 07/24/2024

Run Time: 08:42 AM

INCOME STATEMENT

Main

Start: 06/01/2024 | End: 06/30/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05010-000 Dues | 10,627.97 | 19,686.24 | (9,058.27) | 104,904.42 | 164,872.26 | (59,967.84) | 246,078.00 |
| 05011-000 Dues - Apartment | 0.00 | 0.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00 | 12,000.00 |
| 05012-000 Dues - Builder | 1,125.00 | 450.00 | 675.00 | 4,275.00 | 3,600.00 | 675.00 | 7,875.00 |
| 05014-000 Transfer Fee | (1,235.00) | 0.00 | (1,235.00) | (285.00) | 0.00 | (285.00) | 0.00 |
| 05020-000 Late Charges | 1,440.63 | 450.00 | 990.63 | 6,408.58 | 2,700.00 | 3,708.58 | 5,400.00 |
| 05021-000 Late Interest Income | 65.98 | 30.00 | 35.98 | 500.92 | 180.00 | 320.92 | 360.00 |
| 05025-000 NSF Income | (20.00) | 0.00 | (20.00) | 0.00 | 0.00 | 0.00 | 0.00 |
| 05026-000 Fine Income | 0.00 | 100.00 | (100.00) | 100.00 | 400.00 | (300.00) | 850.00 |
| 05032-000 Lien Income | 50.00 | 0.00 | 50.00 | 385.00 | 0.00 | 385.00 | 0.00 |
| 05045-000 Initiation Fees | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| 05050-000 Interest Income | 295.66 | 5.50 | 290.16 | 1,784.93 | 33.00 | 1,751.93 | 66.00 |
| Income Total | 12,500.24 | 20,721.74 | (8,221.50) | 124,223.85 | 177,785.26 | (53,561.41) | 272,629.00 |
| Total Income | 12,500.24 | 20,721.74 | (8,221.50) | 124,223.85 | 177,785.26 | (53,561.41) | 272,629.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06120-000 Community Events | 0.00 | 800.00 | 800.00 | 0.00 | 800.00 | 800.00 | 6,300.00 |
| 06135-000 Board & Annual Meetings | 88.78 | 0.00 | (88.78) | 255.03 | 133.00 | (122.03) | 133.00 |
| 06305-000 Accounting | 0.00 | 0.00 | 0.00 | 450.00 | 450.00 | 0.00 | 450.00 |
| 06306-000 Legal | 2,202.75 | 0.00 | (2,202.75) | 17,203.00 | 0.00 | (17,203.00) | 0.00 |
| 06308-000 Lien Filing Fees | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | (10.00) | 0.00 |
| 06310-000 Insurance Expense | 0.00 | 0.00 | 0.00 | 2,739.00 | 2,889.00 | 150.00 | 5,389.00 |
| 06415-000 Electricity & Gas | 168.12 | 147.75 | (20.37) | 1,007.90 | 886.50 | (121.40) | 1,773.00 |
| 06420-000 Water | 720.00 | 0.00 | (720.00) | 720.00 | 0.00 | (720.00) | 4,475.00 |
| 06615-000 Snow Removal | 0.00 | 0.00 | 0.00 | 9,000.00 | 11,500.00 | 2,500.00 | 12,650.00 |
| 06620-000 Reserve Account Funding | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,500.00 |
| 06626-000 Postage | 98.26 | 130.00 | 31.74 | 2,888.45 | 4,730.00 | 1,841.55 | 9,085.00 |
| 06630-000 Repairs and Maintenance | 433.33 | 433.33 | 0.00 | 4,196.32 | 3,599.98 | (596.34) | 6,199.96 |
| 06631-000 Fence Maintenance | 0.00 | 0.00 | 0.00 | 771.32 | 0.00 | (771.32) | 0.00 |
| 06810-000 Commons Mowing | 10,600.00 | 10,600.00 | 0.00 | 17,625.00 | 21,200.00 | 3,575.00 | 82,950.00 |
| 06820-000 Commons Fertilizing | 0.00 | 3,800.00 | 3,800.00 | 3,800.00 | 3,800.00 | 0.00 | 11,600.00 |
| 06830-000 Commons Turf Spraying | 3,234.15 | 1,605.50 | (1,628.65) | 5,734.15 | 1,605.50 | (4,128.65) | 12,279.65 |
| 06843-000 Tree Program | 5,295.55 | 0.00 | (5,295.55) | 13,084.55 | 16,000.00 | 2,915.45 | 18,000.00 |
| 06850-000 Flowers | 525.25 | 525.25 | 0.00 | 1,233.10 | 1,528.25 | 295.15 | 2,041.40 |
| 06860-000 Sprinkler Turn On/Off | 0.00 | 1,400.00 | 1,400.00 | 1,336.75 | 1,400.00 | 63.25 | 3,640.50 |
| 06880-000 Landscape Labor | 2,526.61 | 2,500.00 | (26.61) | 5,879.26 | 2,500.00 | (3,379.26) | 17,000.00 |
| 06890-000 Misc. Landscape | 0.00 | 273.90 | 273.90 | 0.00 | 677.05 | 677.05 | 3,572.25 |
| 06900-000 Web Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 177.00 |
| 07505-000 Management Fee | 4,766.75 | 4,795.50 | 28.75 | 28,445.25 | 28,525.75 | 80.50 | 57,643.75 |
| 07508-000 Property Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 |
| 07515-000 Income Taxes | 0.00 | 0.00 | 0.00 | 820.00 | 701.76 | (118.24) | 701.76 |
| Expense Total | 30,659.55 | 27,011.23 | (3,648.32) | 117,199.08 | 102,926.79 | (14,272.29) | 267,311.27 |
| Total Expense | 30,659.55 | 27,011.23 | (3,648.32) | 117,199.08 | 102,926.79 | (14,272.29) | 267,311.27 |

| | | | | | | | |
|-------------------|--------------------|-------------------|--------------------|-----------------|------------------|--------------------|-----------------|
| Net Income | (18,159.31) | (6,289.49) | (11,869.82) | 7,024.77 | 74,858.47 | (67,833.70) | 5,317.73 |
|-------------------|--------------------|-------------------|--------------------|-----------------|------------------|--------------------|-----------------|

Montrose Master Association

Run Date: 07/24/2024

Run Time: 08:42 AM

INCOME STATEMENT

Capital Reserves

Start: 06/01/2024 | End: 06/30/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------------------------|--------------|-------------|-------------|---------------|---------------|----------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05000-900 Capital Reserve Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,500.00 |
| 05045-900 Initiation Fees - Capital Rese... | 0.00 | 0.00 | 0.00 | 550.00 | 650.00 | (100.00) | 1,550.00 |
| 05050-900 Interest Income - Capital Rese... | 10.62 | 6.50 | 4.12 | 64.12 | 39.00 | 25.12 | 78.00 |
| Income Total | 10.62 | 6.50 | 4.12 | 614.12 | 689.00 | (74.88) | 12,128.00 |
| Total Income | 10.62 | 6.50 | 4.12 | 614.12 | 689.00 | (74.88) | 12,128.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|----------------------------|--------------|-------------|-------------|---------------|---------------|----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06621-900 Capital Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| Expense Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| Total Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| Net Income | 10.62 | 6.50 | 4.12 | 614.12 | 689.00 | (74.88) | (7,872.00) |