

# Montrose Master Association

Run Date: 02/23/2026

Run Time: 07:20 AM

## BALANCE SHEET

As of: 01/31/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$111,132.04
01011-000	Alliance Bank - Operating	\$219,108.00
01013-000	Alliance Bank - Reserves/WC	\$53,449.38
	<b>TOTAL ASSETS</b>	<b>\$383,789.42</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 - Main	\$233,964.33
03900-900	Retained Earnings - Main Reserves	\$50,038.17
	Current Year Net Income/(Loss)	\$99,786.92
	<b>TOTAL EQUITY</b>	<b>\$383,789.42</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$383,789.42</b>

# Montrose Master Association

Run Date: 02/23/2026

Run Time: 07:20 AM

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	36,000.00
05010-000 Dues	106,297.93	104,991.16	1,306.77	106,297.93	104,991.16	1,306.77	291,642.10
05011-000 Dues - Apartment	6,480.00	6,480.00	0.00	6,480.00	6,480.00	0.00	12,960.00
05012-000 Dues - Builder	486.00	729.00	(243.00)	486.00	729.00	(243.00)	8,505.00
05014-000 Transfer Fee	(1,150.00)	0.00	(1,150.00)	(1,150.00)	0.00	(1,150.00)	0.00
05020-000 Late Charges	504.57	750.00	(245.43)	504.57	750.00	(245.43)	9,000.00
05021-000 Late Interest Income	24.30	75.00	(50.70)	24.30	75.00	(50.70)	900.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	942.00	0.00	942.00	942.00	0.00	942.00	850.00
05045-000 Initiation Fees	(346.00)	0.00	(346.00)	(346.00)	0.00	(346.00)	0.00
05045-900 Initiation Fees - Capital Rese...	400.00	400.00	0.00	400.00	400.00	0.00	1,550.00
05050-000 Interest Income	361.09	397.00	(35.91)	361.09	397.00	(35.91)	4,764.00
05050-900 Interest Income - Capital Rese...	11.21	15.75	(4.54)	11.21	15.75	(4.54)	189.00
<b>Income Total</b>	<b>117,031.10</b>	<b>116,837.91</b>	<b>193.19</b>	<b>117,031.10</b>	<b>116,837.91</b>	<b>193.19</b>	<b>366,360.10</b>
<b>Total Income</b>	<b>117,031.10</b>	<b>116,837.91</b>	<b>193.19</b>	<b>117,031.10</b>	<b>116,837.91</b>	<b>193.19</b>	<b>366,360.10</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	0.00	0.00	0.00	4,800.00
06135-000 Board & Annual Meetings	0.00	90.00	90.00	0.00	90.00	90.00	270.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	485.00
06308-000 Lien Filing Fees	60.00	0.00	(60.00)	60.00	0.00	(60.00)	0.00
06310-000 Insurance Expense	4,195.00	3,592.60	(602.40)	4,195.00	3,592.60	(602.40)	7,185.20
06415-000 Electricity & Gas	186.28	200.90	14.62	186.28	200.90	14.62	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	0.00	0.00	0.00	0.00	0.00	0.00	3,035.00
06615-000 Snow Removal	0.00	4,890.00	4,890.00	0.00	4,890.00	4,890.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	36,000.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
06626-000 Postage	3,643.90	4,500.00	856.10	3,643.90	4,500.00	856.10	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	455.00	477.55	22.55	7,230.60
06631-000 Fence Maintenance	250.00	0.00	(250.00)	250.00	0.00	(250.00)	0.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	94,480.79
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	12,879.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	22,280.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,829.95
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	21,600.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	7,380.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	180.00
07505-000 Management Fee	5,454.00	5,406.00	(48.00)	5,454.00	5,406.00	(48.00)	65,982.00
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	0.00	0.00	0.00	1,436.71
<b>Expense Total</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>384,075.90</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>384,075.90</b>
<b>Net Income</b>	<b>99,786.92</b>	<b>94,680.86</b>	<b>5,106.06</b>	<b>99,786.92</b>	<b>94,680.86</b>	<b>5,106.06</b>	<b>(17,715.80)</b>

# Montrose Master Association

Run Date: 02/23/2026

Run Time: 07:20 AM

## INCOME STATEMENT

Main

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	106,297.93	104,991.16	1,306.77	106,297.93	104,991.16	1,306.77	291,642.10
05011-000 Dues - Apartment	6,480.00	6,480.00	0.00	6,480.00	6,480.00	0.00	12,960.00
05012-000 Dues - Builder	486.00	729.00	(243.00)	486.00	729.00	(243.00)	8,505.00
05014-000 Transfer Fee	(1,150.00)	0.00	(1,150.00)	(1,150.00)	0.00	(1,150.00)	0.00
05020-000 Late Charges	504.57	750.00	(245.43)	504.57	750.00	(245.43)	9,000.00
05021-000 Late Interest Income	24.30	75.00	(50.70)	24.30	75.00	(50.70)	900.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	942.00	0.00	942.00	942.00	0.00	942.00	850.00
05045-000 Initiation Fees	(346.00)	0.00	(346.00)	(346.00)	0.00	(346.00)	0.00
05050-000 Interest Income	361.09	397.00	(35.91)	361.09	397.00	(35.91)	4,764.00
<b>Income Total</b>	<b>113,619.89</b>	<b>113,422.16</b>	<b>197.73</b>	<b>113,619.89</b>	<b>113,422.16</b>	<b>197.73</b>	<b>328,621.10</b>
<b>Total Income</b>	<b>113,619.89</b>	<b>113,422.16</b>	<b>197.73</b>	<b>113,619.89</b>	<b>113,422.16</b>	<b>197.73</b>	<b>328,621.10</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	0.00	0.00	0.00	4,800.00
06135-000 Board & Annual Meetings	0.00	90.00	90.00	0.00	90.00	90.00	270.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	485.00
06308-000 Lien Filing Fees	60.00	0.00	(60.00)	60.00	0.00	(60.00)	0.00
06310-000 Insurance Expense	4,195.00	3,592.60	(602.40)	4,195.00	3,592.60	(602.40)	7,185.20
06415-000 Electricity & Gas	186.28	200.90	14.62	186.28	200.90	14.62	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	0.00	0.00	0.00	0.00	0.00	0.00	3,035.00
06615-000 Snow Removal	0.00	4,890.00	4,890.00	0.00	4,890.00	4,890.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	36,000.00
06626-000 Postage	3,643.90	4,500.00	856.10	3,643.90	4,500.00	856.10	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	455.00	477.55	22.55	7,230.60
06631-000 Fence Maintenance	250.00	0.00	(250.00)	250.00	0.00	(250.00)	0.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	94,480.79
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	12,879.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	22,280.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	3,829.95
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	21,600.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	7,380.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	180.00
07505-000 Management Fee	5,454.00	5,406.00	(48.00)	5,454.00	5,406.00	(48.00)	65,982.00
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	0.00	0.00	0.00	1,436.71
<b>Expense Total</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>334,075.90</b>
<b>Total Expense</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>17,244.18</b>	<b>22,157.05</b>	<b>4,912.87</b>	<b>334,075.90</b>

<b>Net Income</b>	<b>96,375.71</b>	<b>91,265.11</b>	<b>5,110.60</b>	<b>96,375.71</b>	<b>91,265.11</b>	<b>5,110.60</b>	<b>(5,454.80)</b>
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# Montrose Master Association

Run Date: 02/23/2026

Run Time: 07:20 AM

## INCOME STATEMENT

Capital Reserves

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	400.00	400.00	0.00	400.00	400.00	0.00	1,550.00
05050-900 Interest Income - Capital Rese...	11.21	15.75	(4.54)	11.21	15.75	(4.54)	189.00
<b>Income Total</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>37,739.00</b>
<b>Total Income</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>37,739.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>
<b>Net Income</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>3,411.21</b>	<b>3,415.75</b>	<b>(4.54)</b>	<b>(12,261.00)</b>