

Montrose Master Association

Run Date: 03/23/2026

Run Time: 06:46 AM

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$111,446.37
01011-000	Alliance Bank - Operating	\$225,639.96
01013-000	Alliance Bank - Reserves/WC	\$56,460.10
	TOTAL ASSETS	\$393,646.43

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$233,964.33
03900-900	Retained Earnings - Main Reserves	\$50,038.17
	Current Year Net Income/(Loss)	\$109,643.93
	TOTAL EQUITY	\$393,646.43
	TOTAL LIABILITIES AND EQUITY	\$393,646.43

Montrose Master Association

Run Date: 03/23/2026

Run Time: 06:46 AM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
05010-000 Dues	19,382.61	11,665.68	7,716.93	125,680.54	116,656.84	9,023.70	291,642.10
05011-000 Dues - Apartment	0.00	0.00	0.00	6,480.00	6,480.00	0.00	12,960.00
05012-000 Dues - Builder	0.00	729.00	(729.00)	486.00	1,458.00	(972.00)	8,505.00
05014-000 Transfer Fee	(350.00)	0.00	(350.00)	(1,500.00)	0.00	(1,500.00)	0.00
05020-000 Late Charges	247.50	750.00	(502.50)	752.07	1,500.00	(747.93)	9,000.00
05021-000 Late Interest Income	46.61	75.00	(28.39)	70.91	150.00	(79.09)	900.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	300.00	0.00	300.00	1,242.00	0.00	1,242.00	850.00
05032-000 Lien Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(346.00)	0.00	(346.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	400.00	400.00	0.00	1,550.00
05050-000 Interest Income	318.56	397.00	(78.44)	679.65	794.00	(114.35)	4,764.00
05050-900 Interest Income - Capital Rese...	10.72	15.75	(5.03)	21.93	31.50	(9.57)	189.00
Income Total	22,986.00	16,632.43	6,353.57	140,017.10	133,470.34	6,546.76	366,360.10
Total Income	22,986.00	16,632.43	6,353.57	140,017.10	133,470.34	6,546.76	366,360.10

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
06135-000 Board & Annual Meetings	127.50	0.00	(127.50)	127.50	90.00	(37.50)	270.00
06305-000 Accounting	485.00	485.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	110.00	0.00	(110.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	4,195.00	3,592.60	(602.40)	7,185.20
06415-000 Electricity & Gas	186.45	200.90	14.45	372.73	401.80	29.07	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	1,399.00	4,490.00	3,091.00	1,399.00	9,380.00	7,981.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	6,000.00	6,000.00	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	374.04	80.00	(294.04)	4,017.94	4,580.00	562.06	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	910.00	955.10	45.10	7,230.60
06631-000 Fence Maintenance	0.00	0.00	0.00	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	5,466.00	5,424.00	(42.00)	10,920.00	10,830.00	(90.00)	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	1,586.00	1,436.71	(149.29)	1,586.00	1,436.71	(149.29)	1,436.71
Expense Total	13,128.99	15,594.16	2,465.17	30,373.17	37,751.21	7,378.04	384,075.90

Account	Current			Year to Date		Yearly	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	13,128.99	15,594.16	2,465.17	30,373.17	37,751.21	7,378.04	384,075.90
Net Income	9,857.01	1,038.27	8,818.74	109,643.93	95,719.13	13,924.80	(17,715.80)

Montrose Master Association

Run Date: 03/23/2026

Run Time: 06:46 AM

INCOME STATEMENT

Main

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	19,382.61	11,665.68	7,716.93	125,680.54	116,656.84	9,023.70	291,642.10
05011-000 Dues - Apartment	0.00	0.00	0.00	6,480.00	6,480.00	0.00	12,960.00
05012-000 Dues - Builder	0.00	729.00	(729.00)	486.00	1,458.00	(972.00)	8,505.00
05014-000 Transfer Fee	(350.00)	0.00	(350.00)	(1,500.00)	0.00	(1,500.00)	0.00
05020-000 Late Charges	247.50	750.00	(502.50)	752.07	1,500.00	(747.93)	9,000.00
05021-000 Late Interest Income	46.61	75.00	(28.39)	70.91	150.00	(79.09)	900.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	300.00	0.00	300.00	1,242.00	0.00	1,242.00	850.00
05032-000 Lien Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(346.00)	0.00	(346.00)	0.00
05050-000 Interest Income	318.56	397.00	(78.44)	679.65	794.00	(114.35)	4,764.00
Income Total	19,975.28	13,616.68	6,358.60	133,595.17	127,038.84	6,556.33	328,621.10
Total Income	19,975.28	13,616.68	6,358.60	133,595.17	127,038.84	6,556.33	328,621.10

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
06135-000 Board & Annual Meetings	127.50	0.00	(127.50)	127.50	90.00	(37.50)	270.00
06305-000 Accounting	485.00	485.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	110.00	0.00	(110.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	4,195.00	3,592.60	(602.40)	7,185.20
06415-000 Electricity & Gas	186.45	200.90	14.45	372.73	401.80	29.07	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	1,399.00	4,490.00	3,091.00	1,399.00	9,380.00	7,981.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
06626-000 Postage	374.04	80.00	(294.04)	4,017.94	4,580.00	562.06	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	910.00	955.10	45.10	7,230.60
06631-000 Fence Maintenance	0.00	0.00	0.00	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	5,466.00	5,424.00	(42.00)	10,920.00	10,830.00	(90.00)	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	1,586.00	1,436.71	(149.29)	1,586.00	1,436.71	(149.29)	1,436.71
Expense Total	13,128.99	15,594.16	2,465.17	30,373.17	37,751.21	7,378.04	334,075.90
Total Expense	13,128.99	15,594.16	2,465.17	30,373.17	37,751.21	7,378.04	334,075.90

Net Income	6,846.29	(1,977.48)	8,823.77	103,222.00	89,287.63	13,934.37	(5,454.80)
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Montrose Master Association

Run Date: 03/23/2026

Run Time: 06:46 AM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	3,000.00	3,000.00	0.00	6,000.00	6,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	400.00	400.00	0.00	1,550.00
05050-900 Interest Income - Capital Rese...	10.72	15.75	(5.03)	21.93	31.50	(9.57)	189.00
Income Total	3,010.72	3,015.75	(5.03)	6,421.93	6,431.50	(9.57)	37,739.00
Total Income	3,010.72	3,015.75	(5.03)	6,421.93	6,431.50	(9.57)	37,739.00

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	50,000.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
Net Income	3,010.72	3,015.75	(5.03)	6,421.93	6,431.50	(9.57)	(12,261.00)