Montrose Master Association

Run Date: 04/22/2026
Run Time: 06:55 AM

BALANCE SHEET

As of: 03/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$111,795.36
01011-000	Alliance Bank - Operating	$229,924.68
01013-000	Alliance Bank - Reserves/WC	$59,472.62
	TOTAL ASSETS	$401,292.66

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)	$117,290.16
	TOTAL EQUITY	$401,292.66
	TOTAL LIABILITIES AND EQUITY	$401,292.66

Run Date: 04/22/2026
Run Time: 06:55 AM

Montrose Master Association

INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

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	9,000.00	9,000.00	0.00	36,000.00
05010-000 Dues	10,751.89	8,749.26	2,002.63	136,432.43	125,406.10	11,026.33	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	729.00	486.00	243.00	1,215.00	1,944.00	(729.00)	8,505.00
05014-000 Transfer Fee	550.00	0.00	550.00	(950.00)	0.00	(950.00)	0.00
05020-000 Late Charges	1,348.43	750.00	598.43	2,100.50	2,250.00	(149.50)	9,000.00
05021-000 Late Interest Income	91.97	75.00	16.97	162.88	225.00	(62.12)	900.00
05026-000 Fine Income	750.00	100.00	650.00	1,992.00	100.00	1,892.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	162.00	0.00	162.00	(184.00)	0.00	(184.00)	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	353.74	397.00	(43.26)	1,033.39	1,191.00	(157.61)	4,764.00
05050-900 Interest Income - Capital Rese...	12.52	15.75	(3.23)	34.45	47.25	(12.80)	189.00
Income Total	**17,749.55**	**13,573.01**	**4,176.54**	**157,766.65**	**147,043.35**	**10,723.30**	**366,360.10**
Total Income	**17,749.55**	**13,573.01**	**4,176.54**	**157,766.65**	**147,043.35**	**10,723.30**	**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	0.00	90.00	90.00	127.50	180.00	52.50	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	110.00	0.00	(110.00)	220.00	0.00	(220.00)	0.00
06310-000 Insurance Expense	0.00	3,592.60	3,592.60	4,195.00	7,185.20	2,990.20	7,185.20
06415-000 Electricity & Gas	185.92	200.90	14.98	558.65	602.70	44.05	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	380.00	380.00	0.00	380.00	380.00	3,035.00
06615-000 Snow Removal	0.00	1,122.50	1,122.50	1,399.00	10,502.50	9,103.50	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	9,000.00	9,000.00	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	886.40	700.00	(186.40)	4,904.34	5,280.00	375.66	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	1,365.00	1,432.65	67.65	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	900.00	900.00	0.00	900.00	900.00	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	5,442.00	(24.00)	16,386.00	16,272.00	(114.00)	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	1,586.00	1,436.71	(149.29)	1,436.71
Expense Total	**10,103.32**	**15,905.55**	**5,802.23**	**40,476.49**	**53,656.76**	**13,180.27**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**10,103.32**	**15,905.55**	**5,802.23**	**40,476.49**	**53,656.76**	**13,180.27**	**384,075.90**
Net Income	**7,646.23**	**(2,332.54)**	**9,978.77**	**117,290.16**	**93,386.59**	**23,903.57**	**(17,715.80)**

Run Date: 04/22/2026
Run Time: 06:55 AM

Montrose Master Association

INCOME STATEMENT

Main

Start: 03/01/2026 | End: 03/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	10,751.89	8,749.26	2,002.63	136,432.43	125,406.10	11,026.33	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	729.00	486.00	243.00	1,215.00	1,944.00	(729.00)	8,505.00
05014-000 Transfer Fee	550.00	0.00	550.00	(950.00)	0.00	(950.00)	0.00
05020-000 Late Charges	1,348.43	750.00	598.43	2,100.50	2,250.00	(149.50)	9,000.00
05021-000 Late Interest Income	91.97	75.00	16.97	162.88	225.00	(62.12)	900.00
05026-000 Fine Income	750.00	100.00	650.00	1,992.00	100.00	1,892.00	850.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05045-000 Initiation Fees	162.00	0.00	162.00	(184.00)	0.00	(184.00)	0.00
05050-000 Interest Income	353.74	397.00	(43.26)	1,033.39	1,191.00	(157.61)	4,764.00
Income Total	**14,737.03**	**10,557.26**	**4,179.77**	**148,332.20**	**137,596.10**	**10,736.10**	**328,621.10**
Total Income	**14,737.03**	**10,557.26**	**4,179.77**	**148,332.20**	**137,596.10**	**10,736.10**	**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	0.00	90.00	90.00	127.50	180.00	52.50	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	110.00	0.00	(110.00)	220.00	0.00	(220.00)	0.00
06310-000 Insurance Expense	0.00	3,592.60	3,592.60	4,195.00	7,185.20	2,990.20	7,185.20
06415-000 Electricity & Gas	185.92	200.90	14.98	558.65	602.70	44.05	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	380.00	380.00	0.00	380.00	380.00	3,035.00
06615-000 Snow Removal	0.00	1,122.50	1,122.50	1,399.00	10,502.50	9,103.50	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	9,000.00	9,000.00	0.00	36,000.00
06626-000 Postage	886.40	700.00	(186.40)	4,904.34	5,280.00	375.66	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	1,365.00	1,432.65	67.65	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	900.00	900.00	0.00	900.00	900.00	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	5,442.00	(24.00)	16,386.00	16,272.00	(114.00)	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	1,586.00	1,436.71	(149.29)	1,436.71
Expense Total	**10,103.32**	**15,905.55**	**5,802.23**	**40,476.49**	**53,656.76**	**13,180.27**	**334,075.90**
Total Expense	**10,103.32**	**15,905.55**	**5,802.23**	**40,476.49**	**53,656.76**	**13,180.27**	**334,075.90**

Net Income	**4,633.71**	**(5,348.29)**	**9,982.00**	**107,855.71**	**83,939.34**	**23,916.37**	**(5,454.80)**

Run Date: 04/22/2026
Run Time: 06:55 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 03/01/2026 | End: 03/31/2026

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	9,000.00	9,000.00	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...	12.52	15.75	(3.23)	34.45	47.25	(12.80)	189.00
Income Total	**3,012.52**	**3,015.75**	**(3.23)**	**9,434.45**	**9,447.25**	**(12.80)**	**37,739.00**
Total Income	**3,012.52**	**3,015.75**	**(3.23)**	**9,434.45**	**9,447.25**	**(12.80)**	**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	**3,012.52**	**3,015.75**	**(3.23)**	**9,434.45**	**9,447.25**	**(12.80)**	**(12,261.00)**