Montrose Master Association

Run Date: 05/22/2026
Run Time: 06:42 AM

BALANCE SHEET

As of: 04/30/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$112,071.77
01011-000	Alliance Bank - Operating	$212,226.88
01013-000	Alliance Bank - Reserves/WC	$33,735.68
	TOTAL ASSETS	$358,134.33

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)	$74,131.83
	TOTAL EQUITY	$358,134.33
	TOTAL LIABILITIES AND EQUITY	$358,134.33

Run Date: 05/22/2026
Run Time: 06:42 AM

Montrose Master Association

INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

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	12,000.00	12,000.00	0.00	36,000.00
05010-000 Dues	7,720.91	5,832.84	1,888.07	144,153.34	131,238.94	12,914.40	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	1,944.00	2,430.00	(486.00)	8,505.00
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(1,200.00)	0.00	(1,200.00)	0.00
05020-000 Late Charges	1,897.29	750.00	1,147.29	3,997.79	3,000.00	997.79	9,000.00
05021-000 Late Interest Income	166.56	75.00	91.56	329.44	300.00	29.44	900.00
05026-000 Fine Income	3,146.00	100.00	3,046.00	5,138.00	200.00	4,938.00	850.00
05032-000 Lien Income	122.41	0.00	122.41	172.41	0.00	172.41	0.00
05045-000 Initiation Fees	(108.00)	0.00	(108.00)	(292.00)	0.00	(292.00)	0.00
05045-900 Initiation Fees - Capital Rese...	216.00	250.00	(34.00)	616.00	650.00	(34.00)	1,550.00
05050-000 Interest Income	280.96	397.00	(116.04)	1,314.35	1,588.00	(273.65)	4,764.00
05050-900 Interest Income - Capital Rese...	12.18	15.75	(3.57)	46.63	63.00	(16.37)	189.00
Income Total	**16,933.31**	**10,906.59**	**6,026.72**	**174,699.96**	**157,949.94**	**16,750.02**	**366,360.10**
Total Income	**16,933.31**	**10,906.59**	**6,026.72**	**174,699.96**	**157,949.94**	**16,750.02**	**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	0.00	0.00	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	50.00	0.00	(50.00)	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	3,758.00	0.00	(3,758.00)	7,953.00	7,185.20	(767.80)	7,185.20
06415-000 Electricity & Gas	185.80	200.90	15.10	744.45	803.60	59.15	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	228.76	325.00	96.24	228.76	705.00	476.24	3,035.00
06615-000 Snow Removal	627.50	0.00	(627.50)	2,026.50	10,502.50	8,476.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	12,000.00	12,000.00	0.00	36,000.00
06621-900 Capital Expenses	28,965.12	0.00	(28,965.12)	28,965.12	0.00	(28,965.12)	50,000.00
06626-000 Postage	1,335.89	100.00	(1,235.89)	6,240.23	5,380.00	(860.23)	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	1,820.00	1,910.20	90.20	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	2,921.00	2,921.00	0.00	2,921.00	2,921.00	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	2,575.00	0.00	(2,575.00)	2,575.00	0.00	(2,575.00)	14,162.85
06843-000 Tree Program	8,289.25	8,640.00	350.75	8,289.25	8,640.00	350.75	22,280.00
06850-000 Flowers	735.75	0.00	(735.75)	735.75	900.00	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	1,403.75	0.00	(1,403.75)	1,403.75	0.00	(1,403.75)	3,829.95
06880-000 Landscape Labor	2,662.82	500.00	(2,162.82)	2,662.82	500.00	(2,162.82)	21,600.00
06890-000 Misc. Landscape	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	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	5,484.00	5,454.00	(30.00)	21,870.00	21,726.00	(144.00)	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	335.00	0.00	(335.00)	1,921.00	1,436.71	(484.29)	1,436.71
Expense Total	**60,091.64**	**23,618.45**	**(36,473.19)**	**100,568.13**	**77,275.21**	**(23,292.92)**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**60,091.64**	**23,618.45**	**(36,473.19)**	**100,568.13**	**77,275.21**	**(23,292.92)**	**384,075.90**
Net Income	**(43,158.33)**	**(12,711.86)**	**(30,446.47)**	**74,131.83**	**80,674.73**	**(6,542.90)**	**(17,715.80)**

Run Date: 05/22/2026
Run Time: 06:42 AM

Montrose Master Association

INCOME STATEMENT

Main

Start: 04/01/2026 | End: 04/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	7,720.91	5,832.84	1,888.07	144,153.34	131,238.94	12,914.40	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	1,944.00	2,430.00	(486.00)	8,505.00
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(1,200.00)	0.00	(1,200.00)	0.00
05020-000 Late Charges	1,897.29	750.00	1,147.29	3,997.79	3,000.00	997.79	9,000.00
05021-000 Late Interest Income	166.56	75.00	91.56	329.44	300.00	29.44	900.00
05026-000 Fine Income	3,146.00	100.00	3,046.00	5,138.00	200.00	4,938.00	850.00
05032-000 Lien Income	122.41	0.00	122.41	172.41	0.00	172.41	0.00
05045-000 Initiation Fees	(108.00)	0.00	(108.00)	(292.00)	0.00	(292.00)	0.00
05050-000 Interest Income	280.96	397.00	(116.04)	1,314.35	1,588.00	(273.65)	4,764.00
Income Total	**13,705.13**	**7,640.84**	**6,064.29**	**162,037.33**	**145,236.94**	**16,800.39**	**328,621.10**
Total Income	**13,705.13**	**7,640.84**	**6,064.29**	**162,037.33**	**145,236.94**	**16,800.39**	**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	0.00	0.00	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	50.00	0.00	(50.00)	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	3,758.00	0.00	(3,758.00)	7,953.00	7,185.20	(767.80)	7,185.20
06415-000 Electricity & Gas	185.80	200.90	15.10	744.45	803.60	59.15	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	228.76	325.00	96.24	228.76	705.00	476.24	3,035.00
06615-000 Snow Removal	627.50	0.00	(627.50)	2,026.50	10,502.50	8,476.00	11,628.00
06620-000 Reserve Account Funding	3,000.00	3,000.00	0.00	12,000.00	12,000.00	0.00	36,000.00
06626-000 Postage	1,335.89	100.00	(1,235.89)	6,240.23	5,380.00	(860.23)	9,140.00
06630-000 Repairs and Maintenance	455.00	477.55	22.55	1,820.00	1,910.20	90.20	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	2,921.00	2,921.00	0.00	2,921.00	2,921.00	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	2,575.00	0.00	(2,575.00)	2,575.00	0.00	(2,575.00)	14,162.85
06843-000 Tree Program	8,289.25	8,640.00	350.75	8,289.25	8,640.00	350.75	22,280.00
06850-000 Flowers	735.75	0.00	(735.75)	735.75	900.00	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	1,403.75	0.00	(1,403.75)	1,403.75	0.00	(1,403.75)	3,829.95
06880-000 Landscape Labor	2,662.82	500.00	(2,162.82)	2,662.82	500.00	(2,162.82)	21,600.00
06890-000 Misc. Landscape	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	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	5,484.00	5,454.00	(30.00)	21,870.00	21,726.00	(144.00)	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	335.00	0.00	(335.00)	1,921.00	1,436.71	(484.29)	1,436.71
Expense Total	**31,126.52**	**23,618.45**	**(7,508.07)**	**71,603.01**	**77,275.21**	**5,672.20**	**334,075.90**
Total Expense	**31,126.52**	**23,618.45**	**(7,508.07)**	**71,603.01**	**77,275.21**	**5,672.20**	**334,075.90**

Net Income	**(17,421.39)**	**(15,977.61)**	**(1,443.78)**	**90,434.32**	**67,961.73**	**22,472.59**	**(5,454.80)**

Run Date: 05/22/2026
Run Time: 06:42 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 04/01/2026 | End: 04/30/2026

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	12,000.00	12,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	216.00	250.00	(34.00)	616.00	650.00	(34.00)	1,550.00
05050-900 Interest Income - Capital Rese...	12.18	15.75	(3.57)	46.63	63.00	(16.37)	189.00
Income Total	**3,228.18**	**3,265.75**	**(37.57)**	**12,662.63**	**12,713.00**	**(50.37)**	**37,739.00**
Total Income	**3,228.18**	**3,265.75**	**(37.57)**	**12,662.63**	**12,713.00**	**(50.37)**	**37,739.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	28,965.12	0.00	(28,965.12)	28,965.12	0.00	(28,965.12)	50,000.00
Expense Total	**28,965.12**	**0.00**	**(28,965.12)**	**28,965.12**	**0.00**	**(28,965.12)**	**50,000.00**
Total Expense	**28,965.12**	**0.00**	**(28,965.12)**	**28,965.12**	**0.00**	**(28,965.12)**	**50,000.00**
Net Income	**(25,736.94)**	**3,265.75**	**(29,002.69)**	**(16,302.49)**	**12,713.00**	**(29,015.49)**	**(12,261.00)**