Montrose Master Association

Run Date: 06/26/2026
Run Time: 06:37 AM

BALANCE SHEET

As of: 05/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$112,358.10
01011-000	Alliance Bank - Operating	$196,247.14
01013-000	Alliance Bank - Reserves/WC	$36,740.30
	TOTAL ASSETS	$345,445.54

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)	$61,443.04
	TOTAL EQUITY	$345,445.54
	TOTAL LIABILITIES AND EQUITY	$345,445.54

Run Date: 06/26/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Start: 05/01/2026 | End: 05/31/2026

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	15,000.00	15,000.00	0.00	36,000.00
05010-000 Dues	3,811.47	5,832.84	(2,021.37)	147,964.81	137,071.78	10,893.03	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	972.00	(972.00)	1,944.00	3,402.00	(1,458.00)	8,505.00
05014-000 Transfer Fee	342.00	0.00	342.00	(858.00)	0.00	(858.00)	0.00
05020-000 Late Charges	773.50	750.00	23.50	4,771.29	3,750.00	1,021.29	9,000.00
05021-000 Late Interest Income	43.28	75.00	(31.72)	372.72	375.00	(2.28)	900.00
05026-000 Fine Income	133.77	100.00	33.77	5,271.77	300.00	4,971.77	850.00
05032-000 Lien Income	142.50	0.00	142.50	314.91	0.00	314.91	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(292.00)	0.00	(292.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	616.00	650.00	(34.00)	1,550.00
05050-000 Interest Income	290.83	397.00	(106.17)	1,605.18	1,985.00	(379.82)	4,764.00
05050-900 Interest Income - Capital Rese...	4.62	15.75	(11.13)	51.25	78.75	(27.50)	189.00
Income Total	**8,541.97**	**11,142.59**	**(2,600.62)**	**183,241.93**	**169,092.53**	**14,149.40**	**366,360.10**
Total Income	**8,541.97**	**11,142.59**	**(2,600.62)**	**183,241.93**	**169,092.53**	**14,149.40**	**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	0.00	0.00	0.00	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	(7.00)	0.00	7.00	7,946.00	7,185.20	(760.80)	7,185.20
06415-000 Electricity & Gas	185.85	200.90	15.05	930.30	1,004.50	74.20	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	561.44	1,030.00	468.56	3,035.00
06615-000 Snow Removal	0.00	0.00	0.00	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	15,000.00	15,000.00	0.00	36,000.00
06621-900 Capital Expenses	0.00	0.00	0.00	28,965.12	0.00	(28,965.12)	50,000.00
06626-000 Postage	295.28	1,100.00	804.72	6,535.51	6,480.00	(55.51)	9,140.00
06630-000 Repairs and Maintenance	501.64	477.55	(24.09)	2,321.64	2,387.75	66.11	7,230.60
06631-000 Fence Maintenance	441.71	0.00	(441.71)	691.71	0.00	(691.71)	0.00
06810-000 Commons Mowing	5,843.50	8,763.00	2,919.50	5,843.50	11,684.00	5,840.50	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	2,575.00	0.00	(2,575.00)	14,162.85
06843-000 Tree Program	4,965.10	8,640.00	3,674.90	13,254.35	17,280.00	4,025.65	22,280.00
06850-000 Flowers	0.00	0.00	0.00	735.75	900.00	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	1,516.05	1,516.05	1,403.75	1,516.05	112.30	3,829.95
06880-000 Landscape Labor	170.00	1,600.00	1,430.00	2,832.82	2,100.00	(732.82)	21,600.00
06890-000 Misc. Landscape	0.00	1,890.00	1,890.00	0.00	3,890.00	3,890.00	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	5,502.00	5,466.00	(36.00)	27,372.00	27,192.00	(180.00)	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	1,921.00	1,436.71	(484.29)	1,436.71
Expense Total	**21,230.76**	**32,978.50**	**11,747.74**	**121,798.89**	**110,253.71**	**(11,545.18)**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**21,230.76**	**32,978.50**	**11,747.74**	**121,798.89**	**110,253.71**	**(11,545.18)**	**384,075.90**
Net Income	**(12,688.79)**	**(21,835.91)**	**9,147.12**	**61,443.04**	**58,838.82**	**2,604.22**	**(17,715.80)**

Run Date: 06/26/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Main

Start: 05/01/2026 | End: 05/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	3,811.47	5,832.84	(2,021.37)	147,964.81	137,071.78	10,893.03	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	972.00	(972.00)	1,944.00	3,402.00	(1,458.00)	8,505.00
05014-000 Transfer Fee	342.00	0.00	342.00	(858.00)	0.00	(858.00)	0.00
05020-000 Late Charges	773.50	750.00	23.50	4,771.29	3,750.00	1,021.29	9,000.00
05021-000 Late Interest Income	43.28	75.00	(31.72)	372.72	375.00	(2.28)	900.00
05026-000 Fine Income	133.77	100.00	33.77	5,271.77	300.00	4,971.77	850.00
05032-000 Lien Income	142.50	0.00	142.50	314.91	0.00	314.91	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(292.00)	0.00	(292.00)	0.00
05050-000 Interest Income	290.83	397.00	(106.17)	1,605.18	1,985.00	(379.82)	4,764.00
Income Total	**5,537.35**	**8,126.84**	**(2,589.49)**	**167,574.68**	**153,363.78**	**14,210.90**	**328,621.10**
Total Income	**5,537.35**	**8,126.84**	**(2,589.49)**	**167,574.68**	**153,363.78**	**14,210.90**	**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	0.00	0.00	0.00	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	(7.00)	0.00	7.00	7,946.00	7,185.20	(760.80)	7,185.20
06415-000 Electricity & Gas	185.85	200.90	15.05	930.30	1,004.50	74.20	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	561.44	1,030.00	468.56	3,035.00
06615-000 Snow Removal	0.00	0.00	0.00	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	15,000.00	15,000.00	0.00	36,000.00
06626-000 Postage	295.28	1,100.00	804.72	6,535.51	6,480.00	(55.51)	9,140.00
06630-000 Repairs and Maintenance	501.64	477.55	(24.09)	2,321.64	2,387.75	66.11	7,230.60
06631-000 Fence Maintenance	441.71	0.00	(441.71)	691.71	0.00	(691.71)	0.00
06810-000 Commons Mowing	5,843.50	8,763.00	2,919.50	5,843.50	11,684.00	5,840.50	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	2,575.00	0.00	(2,575.00)	14,162.85
06843-000 Tree Program	4,965.10	8,640.00	3,674.90	13,254.35	17,280.00	4,025.65	22,280.00
06850-000 Flowers	0.00	0.00	0.00	735.75	900.00	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	1,516.05	1,516.05	1,403.75	1,516.05	112.30	3,829.95
06880-000 Landscape Labor	170.00	1,600.00	1,430.00	2,832.82	2,100.00	(732.82)	21,600.00
06890-000 Misc. Landscape	0.00	1,890.00	1,890.00	0.00	3,890.00	3,890.00	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	5,502.00	5,466.00	(36.00)	27,372.00	27,192.00	(180.00)	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	1,921.00	1,436.71	(484.29)	1,436.71
Expense Total	**21,230.76**	**32,978.50**	**11,747.74**	**92,833.77**	**110,253.71**	**17,419.94**	**334,075.90**
Total Expense	**21,230.76**	**32,978.50**	**11,747.74**	**92,833.77**	**110,253.71**	**17,419.94**	**334,075.90**

Net Income	**(15,693.41)**	**(24,851.66)**	**9,158.25**	**74,740.91**	**43,110.07**	**31,630.84**	**(5,454.80)**

Run Date: 06/26/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 05/01/2026 | End: 05/31/2026

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	15,000.00	15,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	616.00	650.00	(34.00)	1,550.00
05050-900 Interest Income - Capital Rese...	4.62	15.75	(11.13)	51.25	78.75	(27.50)	189.00
Income Total	**3,004.62**	**3,015.75**	**(11.13)**	**15,667.25**	**15,728.75**	**(61.50)**	**37,739.00**
Total Income	**3,004.62**	**3,015.75**	**(11.13)**	**15,667.25**	**15,728.75**	**(61.50)**	**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	28,965.12	0.00	(28,965.12)	50,000.00
Expense Total	**0.00**	**0.00**	**0.00**	**28,965.12**	**0.00**	**(28,965.12)**	**50,000.00**
Total Expense	**0.00**	**0.00**	**0.00**	**28,965.12**	**0.00**	**(28,965.12)**	**50,000.00**
Net Income	**3,004.62**	**3,015.75**	**(11.13)**	**(13,297.87)**	**15,728.75**	**(29,026.62)**	**(12,261.00)**