Montrose Master Association

Run Date: 07/24/2026
Run Time: 06:37 AM

BALANCE SHEET

As of: 06/30/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$112,635.90
01011-000	Alliance Bank - Operating	$180,242.94
01013-000	Alliance Bank - Reserves/WC	$39,745.11
	TOTAL ASSETS	$332,723.95

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)	$48,721.45
	TOTAL EQUITY	$332,723.95
	TOTAL LIABILITIES AND EQUITY	$332,723.95

Run Date: 07/24/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Start: 06/01/2026 | End: 06/30/2026

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	18,000.00	18,000.00	0.00	36,000.00
05010-000 Dues	14,081.50	14,582.11	(500.61)	162,046.31	151,653.89	10,392.42	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	486.00	486.00	0.00	2,430.00	3,888.00	(1,458.00)	8,505.00
05014-000 Transfer Fee	266.00	0.00	266.00	(592.00)	0.00	(592.00)	0.00
05020-000 Late Charges	435.43	750.00	(314.57)	5,206.72	4,500.00	706.72	9,000.00
05021-000 Late Interest Income	115.37	75.00	40.37	488.09	450.00	38.09	900.00
05026-000 Fine Income	100.00	100.00	0.00	5,371.77	400.00	4,971.77	850.00
05032-000 Lien Income	50.00	0.00	50.00	364.91	0.00	364.91	0.00
05045-000 Initiation Fees	108.00	0.00	108.00	(184.00)	0.00	(184.00)	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	281.55	397.00	(115.45)	1,886.73	2,382.00	(495.27)	4,764.00
05050-900 Interest Income - Capital Rese...	4.81	15.75	(10.94)	56.06	94.50	(38.44)	189.00
Income Total	**18,928.66**	**19,405.86**	**(477.20)**	**202,170.59**	**188,498.39**	**13,672.20**	**366,360.10**
Total Income	**18,928.66**	**19,405.86**	**(477.20)**	**202,170.59**	**188,498.39**	**13,672.20**	**366,360.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	800.00	800.00	0.00	800.00	800.00	0.00	4,800.00
06135-000 Board & Annual Meetings	64.02	90.00	25.98	191.52	270.00	78.48	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	20.00	0.00	(20.00)	290.00	0.00	(290.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	7,946.00	7,185.20	(760.80)	7,185.20
06415-000 Electricity & Gas	186.65	200.90	14.25	1,116.95	1,205.40	88.45	2,410.80
06420-000 Water	0.00	1,050.00	1,050.00	0.00	1,050.00	1,050.00	5,050.00
06425-000 Sewer	328.17	325.00	(3.17)	889.61	1,355.00	465.39	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	18,000.00	18,000.00	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	608.09	130.00	(478.09)	7,143.60	6,610.00	(533.60)	9,140.00
06630-000 Repairs and Maintenance	511.16	477.55	(33.61)	2,832.80	2,865.30	32.50	7,230.60
06631-000 Fence Maintenance	0.00	0.00	0.00	691.71	0.00	(691.71)	0.00
06810-000 Commons Mowing	9,180.25	11,684.00	2,503.75	15,023.75	23,368.00	8,344.25	94,480.79
06820-000 Commons Fertilizing	4,189.50	4,189.50	0.00	4,189.50	4,189.50	0.00	12,879.00
06830-000 Commons Turf Spraying	3,426.75	2,002.59	(1,424.16)	6,001.75	2,002.59	(3,999.16)	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	13,254.35	17,280.00	4,025.65	22,280.00
06850-000 Flowers	551.50	551.50	0.00	1,287.25	1,451.50	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,403.75	1,516.05	112.30	3,829.95
06880-000 Landscape Labor	2,947.16	2,500.00	(447.16)	5,779.98	4,600.00	(1,179.98)	21,600.00
06890-000 Misc. Landscape	0.00	0.00	0.00	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	5,490.00	(12.00)	32,874.00	32,682.00	(192.00)	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)	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**31,650.25**	**32,491.04**	**840.79**	**153,449.14**	**142,744.75**	**(10,704.39)**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**31,650.25**	**32,491.04**	**840.79**	**153,449.14**	**142,744.75**	**(10,704.39)**	**384,075.90**
Net Income	**(12,721.59)**	**(13,085.18)**	**363.59**	**48,721.45**	**45,753.64**	**2,967.81**	**(17,715.80)**

Run Date: 07/24/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Main

Start: 06/01/2026 | End: 06/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	14,081.50	14,582.11	(500.61)	162,046.31	151,653.89	10,392.42	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	486.00	486.00	0.00	2,430.00	3,888.00	(1,458.00)	8,505.00
05014-000 Transfer Fee	266.00	0.00	266.00	(592.00)	0.00	(592.00)	0.00
05020-000 Late Charges	435.43	750.00	(314.57)	5,206.72	4,500.00	706.72	9,000.00
05021-000 Late Interest Income	115.37	75.00	40.37	488.09	450.00	38.09	900.00
05026-000 Fine Income	100.00	100.00	0.00	5,371.77	400.00	4,971.77	850.00
05032-000 Lien Income	50.00	0.00	50.00	364.91	0.00	364.91	0.00
05045-000 Initiation Fees	108.00	0.00	108.00	(184.00)	0.00	(184.00)	0.00
05050-000 Interest Income	281.55	397.00	(115.45)	1,886.73	2,382.00	(495.27)	4,764.00
Income Total	**15,923.85**	**16,390.11**	**(466.26)**	**183,498.53**	**169,753.89**	**13,744.64**	**328,621.10**
Total Income	**15,923.85**	**16,390.11**	**(466.26)**	**183,498.53**	**169,753.89**	**13,744.64**	**328,621.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	800.00	800.00	0.00	800.00	800.00	0.00	4,800.00
06135-000 Board & Annual Meetings	64.02	90.00	25.98	191.52	270.00	78.48	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	20.00	0.00	(20.00)	290.00	0.00	(290.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	7,946.00	7,185.20	(760.80)	7,185.20
06415-000 Electricity & Gas	186.65	200.90	14.25	1,116.95	1,205.40	88.45	2,410.80
06420-000 Water	0.00	1,050.00	1,050.00	0.00	1,050.00	1,050.00	5,050.00
06425-000 Sewer	328.17	325.00	(3.17)	889.61	1,355.00	465.39	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	18,000.00	18,000.00	0.00	36,000.00
06626-000 Postage	608.09	130.00	(478.09)	7,143.60	6,610.00	(533.60)	9,140.00
06630-000 Repairs and Maintenance	511.16	477.55	(33.61)	2,832.80	2,865.30	32.50	7,230.60
06631-000 Fence Maintenance	0.00	0.00	0.00	691.71	0.00	(691.71)	0.00
06810-000 Commons Mowing	9,180.25	11,684.00	2,503.75	15,023.75	23,368.00	8,344.25	94,480.79
06820-000 Commons Fertilizing	4,189.50	4,189.50	0.00	4,189.50	4,189.50	0.00	12,879.00
06830-000 Commons Turf Spraying	3,426.75	2,002.59	(1,424.16)	6,001.75	2,002.59	(3,999.16)	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	13,254.35	17,280.00	4,025.65	22,280.00
06850-000 Flowers	551.50	551.50	0.00	1,287.25	1,451.50	164.25	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,403.75	1,516.05	112.30	3,829.95
06880-000 Landscape Labor	2,947.16	2,500.00	(447.16)	5,779.98	4,600.00	(1,179.98)	21,600.00
06890-000 Misc. Landscape	0.00	0.00	0.00	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	5,490.00	(12.00)	32,874.00	32,682.00	(192.00)	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)	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**31,650.25**	**32,491.04**	**840.79**	**124,484.02**	**142,744.75**	**18,260.73**	**334,075.90**
Total Expense	**31,650.25**	**32,491.04**	**840.79**	**124,484.02**	**142,744.75**	**18,260.73**	**334,075.90**

Net Income	**(15,726.40)**	**(16,100.93)**	**374.53**	**59,014.51**	**27,009.14**	**32,005.37**	**(5,454.80)**

Run Date: 07/24/2026
Run Time: 06:37 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 06/01/2026 | End: 06/30/2026

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	18,000.00	18,000.00	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...	4.81	15.75	(10.94)	56.06	94.50	(38.44)	189.00
Income Total	**3,004.81**	**3,015.75**	**(10.94)**	**18,672.06**	**18,744.50**	**(72.44)**	**37,739.00**
Total Income	**3,004.81**	**3,015.75**	**(10.94)**	**18,672.06**	**18,744.50**	**(72.44)**	**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	**3,004.81**	**3,015.75**	**(10.94)**	**(10,293.06)**	**18,744.50**	**(29,037.56)**	**(12,261.00)**