Montrose Master Association

Run Date: 08/24/2026
Run Time: 06:42 AM

BALANCE SHEET

As of: 07/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$112,923.67
01011-000	Alliance Bank - Operating	$232,799.52
01013-000	Alliance Bank - Reserves/WC	$41,102.26
	TOTAL ASSETS	$386,925.45

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)	$102,922.95
	TOTAL EQUITY	$386,925.45
	TOTAL LIABILITIES AND EQUITY	$386,925.45

Run Date: 08/24/2026
Run Time: 06:42 AM

Montrose Master Association

INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

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	21,000.00	21,000.00	0.00	36,000.00
05010-000 Dues	81,656.29	61,244.85	20,411.44	243,702.60	212,898.74	30,803.86	291,642.10
05011-000 Dues - Apartment	6,480.00	6,480.00	0.00	12,960.00	12,960.00	0.00	12,960.00
05012-000 Dues - Builder	0.00	972.00	(972.00)	2,430.00	4,860.00	(2,430.00)	8,505.00
05014-000 Transfer Fee	20.61	0.00	20.61	(571.39)	0.00	(571.39)	0.00
05020-000 Late Charges	175.00	750.00	(575.00)	5,381.72	5,250.00	131.72	9,000.00
05021-000 Late Interest Income	13.90	75.00	(61.10)	501.99	525.00	(23.01)	900.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	100.00	100.00	0.00	5,471.77	500.00	4,971.77	850.00
05032-000 Lien Income	171.20	0.00	171.20	536.11	0.00	536.11	0.00
05045-000 Initiation Fees	(216.00)	0.00	(216.00)	(400.00)	0.00	(400.00)	0.00
05045-900 Initiation Fees - Capital Rese...	216.00	400.00	(184.00)	832.00	1,050.00	(218.00)	1,550.00
05050-000 Interest Income	292.55	397.00	(104.45)	2,179.28	2,779.00	(599.72)	4,764.00
05050-900 Interest Income - Capital Rese...	5.37	15.75	(10.38)	61.43	110.25	(48.82)	189.00
Income Total	**91,934.92**	**73,434.60**	**18,500.32**	**294,105.51**	**261,932.99**	**32,172.52**	**366,360.10**
Total Income	**91,934.92**	**73,434.60**	**18,500.32**	**294,105.51**	**261,932.99**	**32,172.52**	**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	800.00	800.00	0.00	4,800.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	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	187.62	200.90	13.28	1,304.57	1,406.30	101.73	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	1,050.00	1,050.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	1,222.29	1,680.00	457.71	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	21,000.00	21,000.00	0.00	36,000.00
06621-900 Capital Expenses	1,864.22	30,000.00	28,135.78	30,829.34	30,000.00	(829.34)	50,000.00
06626-000 Postage	269.93	650.00	380.07	7,413.53	7,260.00	(153.53)	9,140.00
06630-000 Repairs and Maintenance	1,047.80	477.55	(570.25)	3,880.60	3,342.85	(537.75)	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	15,133.75	11,684.00	(3,449.75)	30,157.50	35,052.00	4,894.50	94,480.79
06820-000 Commons Fertilizing	4,189.50	0.00	(4,189.50)	8,379.00	4,189.50	(4,189.50)	12,879.00
06830-000 Commons Turf Spraying	2,842.75	3,834.54	991.79	8,844.50	5,837.13	(3,007.37)	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	110.25	110.25	0.00	1,397.50	1,561.75	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	2,735.92	3,500.00	764.08	8,515.90	8,100.00	(415.90)	21,600.00
06890-000 Misc. Landscape	505.00	945.00	440.00	505.00	4,835.00	4,330.00	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	5,514.00	5,502.00	(12.00)	38,388.00	38,184.00	(204.00)	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	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**37,733.42**	**60,229.24**	**22,495.82**	**191,182.56**	**202,973.99**	**11,791.43**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**37,733.42**	**60,229.24**	**22,495.82**	**191,182.56**	**202,973.99**	**11,791.43**	**384,075.90**
Net Income	**54,201.50**	**13,205.36**	**40,996.14**	**102,922.95**	**58,959.00**	**43,963.95**	**(17,715.80)**

Montrose Master Association

INCOME STATEMENT

Main

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	81,656.29	61,244.85	20,411.44	243,702.60	212,898.74	30,803.86	291,642.10
05011-000 Dues - Apartment	6,480.00	6,480.00	0.00	12,960.00	12,960.00	0.00	12,960.00
05012-000 Dues - Builder	0.00	972.00	(972.00)	2,430.00	4,860.00	(2,430.00)	8,505.00
05014-000 Transfer Fee	20.61	0.00	20.61	(571.39)	0.00	(571.39)	0.00
05020-000 Late Charges	175.00	750.00	(575.00)	5,381.72	5,250.00	131.72	9,000.00
05021-000 Late Interest Income	13.90	75.00	(61.10)	501.99	525.00	(23.01)	900.00
05025-000 NSF Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00
05026-000 Fine Income	100.00	100.00	0.00	5,471.77	500.00	4,971.77	850.00
05032-000 Lien Income	171.20	0.00	171.20	536.11	0.00	536.11	0.00
05045-000 Initiation Fees	(216.00)	0.00	(216.00)	(400.00)	0.00	(400.00)	0.00
05050-000 Interest Income	292.55	397.00	(104.45)	2,179.28	2,779.00	(599.72)	4,764.00
Income Total	**88,713.55**	**70,018.85**	**18,694.70**	**272,212.08**	**239,772.74**	**32,439.34**	**328,621.10**
Total Income	**88,713.55**	**70,018.85**	**18,694.70**	**272,212.08**	**239,772.74**	**32,439.34**	**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	800.00	800.00	0.00	4,800.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	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	187.62	200.90	13.28	1,304.57	1,406.30	101.73	2,410.80
06420-000 Water	0.00	0.00	0.00	0.00	1,050.00	1,050.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	1,222.29	1,680.00	457.71	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	21,000.00	21,000.00	0.00	36,000.00
06626-000 Postage	269.93	650.00	380.07	7,413.53	7,260.00	(153.53)	9,140.00
06630-000 Repairs and Maintenance	1,047.80	477.55	(570.25)	3,880.60	3,342.85	(537.75)	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	15,133.75	11,684.00	(3,449.75)	30,157.50	35,052.00	4,894.50	94,480.79
06820-000 Commons Fertilizing	4,189.50	0.00	(4,189.50)	8,379.00	4,189.50	(4,189.50)	12,879.00
06830-000 Commons Turf Spraying	2,842.75	3,834.54	991.79	8,844.50	5,837.13	(3,007.37)	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	110.25	110.25	0.00	1,397.50	1,561.75	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	2,735.92	3,500.00	764.08	8,515.90	8,100.00	(415.90)	21,600.00
06890-000 Misc. Landscape	505.00	945.00	440.00	505.00	4,835.00	4,330.00	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	5,514.00	5,502.00	(12.00)	38,388.00	38,184.00	(204.00)	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	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**35,869.20**	**30,229.24**	**(5,639.96)**	**160,353.22**	**172,973.99**	**12,620.77**	**334,075.90**
Total Expense	**35,869.20**	**30,229.24**	**(5,639.96)**	**160,353.22**	**172,973.99**	**12,620.77**	**334,075.90**

Net Income	**52,844.35**	**39,789.61**	**13,054.74**	**111,858.86**	**66,798.75**	**45,060.11**	**(5,454.80)**

Run Date: 08/24/2026
Run Time: 06:42 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 07/01/2026 | End: 07/31/2026

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	21,000.00	21,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	216.00	400.00	(184.00)	832.00	1,050.00	(218.00)	1,550.00
05050-900 Interest Income - Capital Rese...	5.37	15.75	(10.38)	61.43	110.25	(48.82)	189.00
Income Total	**3,221.37**	**3,415.75**	**(194.38)**	**21,893.43**	**22,160.25**	**(266.82)**	**37,739.00**
Total Income	**3,221.37**	**3,415.75**	**(194.38)**	**21,893.43**	**22,160.25**	**(266.82)**	**37,739.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	1,864.22	30,000.00	28,135.78	30,829.34	30,000.00	(829.34)	50,000.00
Expense Total	**1,864.22**	**30,000.00**	**28,135.78**	**30,829.34**	**30,000.00**	**(829.34)**	**50,000.00**
Total Expense	**1,864.22**	**30,000.00**	**28,135.78**	**30,829.34**	**30,000.00**	**(829.34)**	**50,000.00**
Net Income	**1,357.15**	**(26,584.25)**	**27,941.40**	**(8,935.91)**	**(7,839.75)**	**(1,096.16)**	**(12,261.00)**