Montrose Master Association

Run Date: 09/24/2026
Run Time: 06:46 AM

BALANCE SHEET

As of: 08/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$113,212.18
01011-000	Alliance Bank - Operating	$216,447.50
01013-000	Alliance Bank - Reserves/WC	$44,107.81
	TOTAL ASSETS	$373,867.49

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)	$89,864.99
	TOTAL EQUITY	$373,867.49
	TOTAL LIABILITIES AND EQUITY	$373,867.49

Run Date: 09/24/2026
Run Time: 06:46 AM

Montrose Master Association

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

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	24,000.00	24,000.00	0.00	36,000.00
05010-000 Dues	12,030.79	20,414.95	(8,384.16)	255,733.39	233,313.69	22,419.70	291,642.10
05011-000 Dues - Apartment	0.00	0.00	0.00	12,960.00	12,960.00	0.00	12,960.00
05012-000 Dues - Builder	243.00	486.00	(243.00)	2,673.00	5,346.00	(2,673.00)	8,505.00
05014-000 Transfer Fee	(407.22)	0.00	(407.22)	(978.61)	0.00	(978.61)	0.00
05020-000 Late Charges	698.48	750.00	(51.52)	6,080.20	6,000.00	80.20	9,000.00
05021-000 Late Interest Income	104.36	75.00	29.36	606.35	600.00	6.35	900.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	100.00	100.00	0.00	5,571.77	600.00	4,971.77	850.00
05032-000 Lien Income	185.00	0.00	185.00	721.11	0.00	721.11	0.00
05045-000 Initiation Fees	702.00	0.00	702.00	302.00	0.00	302.00	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	832.00	1,050.00	(218.00)	1,550.00
05050-000 Interest Income	293.48	397.00	(103.52)	2,472.76	3,176.00	(703.24)	4,764.00
05050-900 Interest Income - Capital Rese...	5.55	15.75	(10.20)	66.98	126.00	(59.02)	189.00
Income Total	**16,935.44**	**25,238.70**	**(8,303.26)**	**311,040.95**	**287,171.69**	**23,869.26**	**366,360.10**
Total Income	**16,935.44**	**25,238.70**	**(8,303.26)**	**311,040.95**	**287,171.69**	**23,869.26**	**366,360.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,777.76	3,500.00	1,722.24	2,577.76	4,300.00	1,722.24	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	198.12	200.90	2.78	1,502.69	1,607.20	104.51	2,410.80
06420-000 Water	990.00	0.00	(990.00)	990.00	1,050.00	60.00	5,050.00
06425-000 Sewer	665.36	325.00	(340.36)	1,887.65	2,005.00	117.35	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	24,000.00	24,000.00	0.00	36,000.00
06621-900 Capital Expenses	0.00	0.00	0.00	30,829.34	30,000.00	(829.34)	50,000.00
06626-000 Postage	237.28	380.00	142.72	7,650.81	7,640.00	(10.81)	9,140.00
06630-000 Repairs and Maintenance	477.75	477.55	(0.20)	4,358.35	3,820.40	(537.95)	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	12,527.00	14,605.00	2,078.00	42,684.50	49,657.00	6,972.50	94,480.79
06820-000 Commons Fertilizing	0.00	4,189.50	4,189.50	8,379.00	8,379.00	0.00	12,879.00
06830-000 Commons Turf Spraying	0.00	2,989.98	2,989.98	8,844.50	8,827.11	(17.39)	14,162.85
06843-000 Tree Program	350.00	0.00	(350.00)	13,604.35	17,280.00	3,675.65	22,280.00
06850-000 Flowers	0.00	110.25	110.25	1,397.50	1,672.00	274.50	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	3,129.88	4,500.00	1,370.12	11,645.78	12,600.00	954.22	21,600.00
06890-000 Misc. Landscape	1,126.25	0.00	(1,126.25)	1,631.25	4,835.00	3,203.75	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	5,526.00	12.00	43,902.00	43,710.00	(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	0.00	0.00	0.00	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**29,993.40**	**39,804.18**	**9,810.78**	**221,175.96**	**242,778.17**	**21,602.21**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**29,993.40**	**39,804.18**	**9,810.78**	**221,175.96**	**242,778.17**	**21,602.21**	**384,075.90**
Net Income	**(13,057.96)**	**(14,565.48)**	**1,507.52**	**89,864.99**	**44,393.52**	**45,471.47**	**(17,715.80)**

Run Date: 09/24/2026
Run Time: 06:46 AM

Montrose Master Association

INCOME STATEMENT

Main

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	12,030.79	20,414.95	(8,384.16)	255,733.39	233,313.69	22,419.70	291,642.10
05011-000 Dues - Apartment	0.00	0.00	0.00	12,960.00	12,960.00	0.00	12,960.00
05012-000 Dues - Builder	243.00	486.00	(243.00)	2,673.00	5,346.00	(2,673.00)	8,505.00
05014-000 Transfer Fee	(407.22)	0.00	(407.22)	(978.61)	0.00	(978.61)	0.00
05020-000 Late Charges	698.48	750.00	(51.52)	6,080.20	6,000.00	80.20	9,000.00
05021-000 Late Interest Income	104.36	75.00	29.36	606.35	600.00	6.35	900.00
05025-000 NSF Income	(20.00)	0.00	(20.00)	0.00	0.00	0.00	0.00
05026-000 Fine Income	100.00	100.00	0.00	5,571.77	600.00	4,971.77	850.00
05032-000 Lien Income	185.00	0.00	185.00	721.11	0.00	721.11	0.00
05045-000 Initiation Fees	702.00	0.00	702.00	302.00	0.00	302.00	0.00
05050-000 Interest Income	293.48	397.00	(103.52)	2,472.76	3,176.00	(703.24)	4,764.00
Income Total	**13,929.89**	**22,222.95**	**(8,293.06)**	**286,141.97**	**261,995.69**	**24,146.28**	**328,621.10**
Total Income	**13,929.89**	**22,222.95**	**(8,293.06)**	**286,141.97**	**261,995.69**	**24,146.28**	**328,621.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,777.76	3,500.00	1,722.24	2,577.76	4,300.00	1,722.24	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	198.12	200.90	2.78	1,502.69	1,607.20	104.51	2,410.80
06420-000 Water	990.00	0.00	(990.00)	990.00	1,050.00	60.00	5,050.00
06425-000 Sewer	665.36	325.00	(340.36)	1,887.65	2,005.00	117.35	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	24,000.00	24,000.00	0.00	36,000.00
06626-000 Postage	237.28	380.00	142.72	7,650.81	7,640.00	(10.81)	9,140.00
06630-000 Repairs and Maintenance	477.75	477.55	(0.20)	4,358.35	3,820.40	(537.95)	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	12,527.00	14,605.00	2,078.00	42,684.50	49,657.00	6,972.50	94,480.79
06820-000 Commons Fertilizing	0.00	4,189.50	4,189.50	8,379.00	8,379.00	0.00	12,879.00
06830-000 Commons Turf Spraying	0.00	2,989.98	2,989.98	8,844.50	8,827.11	(17.39)	14,162.85
06843-000 Tree Program	350.00	0.00	(350.00)	13,604.35	17,280.00	3,675.65	22,280.00
06850-000 Flowers	0.00	110.25	110.25	1,397.50	1,672.00	274.50	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	3,129.88	4,500.00	1,370.12	11,645.78	12,600.00	954.22	21,600.00
06890-000 Misc. Landscape	1,126.25	0.00	(1,126.25)	1,631.25	4,835.00	3,203.75	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	5,526.00	12.00	43,902.00	43,710.00	(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	0.00	0.00	0.00	2,256.00	1,436.71	(819.29)	1,436.71
Expense Total	**29,993.40**	**39,804.18**	**9,810.78**	**190,346.62**	**212,778.17**	**22,431.55**	**334,075.90**
Total Expense	**29,993.40**	**39,804.18**	**9,810.78**	**190,346.62**	**212,778.17**	**22,431.55**	**334,075.90**

Net Income	**(16,063.51)**	**(17,581.23)**	**1,517.72**	**95,795.35**	**49,217.52**	**46,577.83**	**(5,454.80)**

Run Date: 09/24/2026
Run Time: 06:46 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 08/01/2026 | End: 08/31/2026

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	24,000.00	24,000.00	0.00	36,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	832.00	1,050.00	(218.00)	1,550.00
05050-900 Interest Income - Capital Rese...	5.55	15.75	(10.20)	66.98	126.00	(59.02)	189.00
Income Total	**3,005.55**	**3,015.75**	**(10.20)**	**24,898.98**	**25,176.00**	**(277.02)**	**37,739.00**
Total Income	**3,005.55**	**3,015.75**	**(10.20)**	**24,898.98**	**25,176.00**	**(277.02)**	**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	30,829.34	30,000.00	(829.34)	50,000.00
Expense Total	**0.00**	**0.00**	**0.00**	**30,829.34**	**30,000.00**	**(829.34)**	**50,000.00**
Total Expense	**0.00**	**0.00**	**0.00**	**30,829.34**	**30,000.00**	**(829.34)**	**50,000.00**
Net Income	**3,005.55**	**3,015.75**	**(10.20)**	**(5,930.36)**	**(4,824.00)**	**(1,106.36)**	**(12,261.00)**