Montrose Master Association

Run Date: 10/26/2026
Run Time: 06:34 AM

BALANCE SHEET

As of: 09/30/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	$100.00
01004-000	GESA Money Market (Operating)	$113,492.09
01011-000	Alliance Bank - Operating	$191,407.60
01013-000	Alliance Bank - Reserves/WC	$47,113.54
	TOTAL ASSETS	$352,113.23

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)	$68,110.73
	TOTAL EQUITY	$352,113.23
	TOTAL LIABILITIES AND EQUITY	$352,113.23

Run Date: 10/26/2026
Run Time: 06:34 AM

Montrose Master Association

INCOME STATEMENT

Start: 09/01/2026 | End: 09/30/2026

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	27,000.00	27,000.00	0.00	36,000.00
05010-000 Dues	6,342.25	11,665.68	(5,323.43)	262,075.64	244,979.37	17,096.27	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	729.00	972.00	(243.00)	3,402.00	6,318.00	(2,916.00)	8,505.00
05014-000 Transfer Fee	(821.39)	0.00	(821.39)	(1,800.00)	0.00	(1,800.00)	0.00
05020-000 Late Charges	1,009.10	750.00	259.10	7,089.30	6,750.00	339.30	9,000.00
05021-000 Late Interest Income	75.34	75.00	0.34	681.69	675.00	6.69	900.00
05026-000 Fine Income	0.00	100.00	(100.00)	5,571.77	700.00	4,871.77	850.00
05032-000 Lien Income	73.46	0.00	73.46	794.57	0.00	794.57	0.00
05045-000 Initiation Fees	162.00	0.00	162.00	464.00	0.00	464.00	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	284.08	397.00	(112.92)	2,756.84	3,573.00	(816.16)	4,764.00
05050-900 Interest Income - Capital Rese...	5.73	15.75	(10.02)	72.71	141.75	(69.04)	189.00
Income Total	**10,859.57**	**16,975.43**	**(6,115.86)**	**321,900.52**	**304,147.12**	**17,753.40**	**366,360.10**
Total Income	**10,859.57**	**16,975.43**	**(6,115.86)**	**321,900.52**	**304,147.12**	**17,753.40**	**366,360.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	87.38	500.00	412.62	2,665.14	4,800.00	2,134.86	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	208.94	200.90	(8.04)	1,711.63	1,808.10	96.47	2,410.80
06420-000 Water	0.00	0.00	0.00	990.00	1,050.00	60.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	2,220.33	2,330.00	109.67	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	27,000.00	27,000.00	0.00	36,000.00
06621-900 Capital Expenses	0.00	20,000.00	20,000.00	30,829.34	50,000.00	19,170.66	50,000.00
06626-000 Postage	221.24	500.00	278.76	7,872.05	8,140.00	267.95	9,140.00
06630-000 Repairs and Maintenance	477.75	477.55	(0.20)	4,836.10	4,297.95	(538.15)	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	11,684.00	(843.00)	55,211.50	61,341.00	6,129.50	94,480.79
06820-000 Commons Fertilizing	4,189.50	0.00	(4,189.50)	12,568.50	8,379.00	(4,189.50)	12,879.00
06830-000 Commons Turf Spraying	341.25	1,015.74	674.49	9,185.75	9,842.85	657.10	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	13,604.35	17,280.00	3,675.65	22,280.00
06850-000 Flowers	0.00	110.25	110.25	1,397.50	1,782.25	384.75	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	5,348.70	5,000.00	(348.70)	16,994.48	17,600.00	605.52	21,600.00
06890-000 Misc. Landscape	0.00	945.00	945.00	1,631.25	5,780.00	4,148.75	7,380.00
06900-000 Web Fees	24.39	0.00	(24.39)	24.39	0.00	(24.39)	180.00
07505-000 Management Fee	5,520.00	5,538.00	18.00	49,422.00	49,248.00	(174.00)	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)	2,591.00	1,436.71	(1,154.29)	1,436.71
Expense Total	**32,613.83**	**49,296.44**	**16,682.61**	**253,789.79**	**292,074.61**	**38,284.82**	**384,075.90**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	**32,613.83**	**49,296.44**	**16,682.61**	**253,789.79**	**292,074.61**	**38,284.82**	**384,075.90**
Net Income	**(21,754.26)**	**(32,321.01)**	**10,566.75**	**68,110.73**	**12,072.51**	**56,038.22**	**(17,715.80)**

Run Date: 10/26/2026
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Montrose Master Association

INCOME STATEMENT

Main

Start: 09/01/2026 | End: 09/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	6,342.25	11,665.68	(5,323.43)	262,075.64	244,979.37	17,096.27	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	729.00	972.00	(243.00)	3,402.00	6,318.00	(2,916.00)	8,505.00
05014-000 Transfer Fee	(821.39)	0.00	(821.39)	(1,800.00)	0.00	(1,800.00)	0.00
05020-000 Late Charges	1,009.10	750.00	259.10	7,089.30	6,750.00	339.30	9,000.00
05021-000 Late Interest Income	75.34	75.00	0.34	681.69	675.00	6.69	900.00
05026-000 Fine Income	0.00	100.00	(100.00)	5,571.77	700.00	4,871.77	850.00
05032-000 Lien Income	73.46	0.00	73.46	794.57	0.00	794.57	0.00
05045-000 Initiation Fees	162.00	0.00	162.00	464.00	0.00	464.00	0.00
05050-000 Interest Income	284.08	397.00	(112.92)	2,756.84	3,573.00	(816.16)	4,764.00
Income Total	**7,853.84**	**13,959.68**	**(6,105.84)**	**293,995.81**	**275,955.37**	**18,040.44**	**328,621.10**
Total Income	**7,853.84**	**13,959.68**	**(6,105.84)**	**293,995.81**	**275,955.37**	**18,040.44**	**328,621.10**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	87.38	500.00	412.62	2,665.14	4,800.00	2,134.86	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	208.94	200.90	(8.04)	1,711.63	1,808.10	96.47	2,410.80
06420-000 Water	0.00	0.00	0.00	990.00	1,050.00	60.00	5,050.00
06425-000 Sewer	332.68	325.00	(7.68)	2,220.33	2,330.00	109.67	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	27,000.00	27,000.00	0.00	36,000.00
06626-000 Postage	221.24	500.00	278.76	7,872.05	8,140.00	267.95	9,140.00
06630-000 Repairs and Maintenance	477.75	477.55	(0.20)	4,836.10	4,297.95	(538.15)	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	11,684.00	(843.00)	55,211.50	61,341.00	6,129.50	94,480.79
06820-000 Commons Fertilizing	4,189.50	0.00	(4,189.50)	12,568.50	8,379.00	(4,189.50)	12,879.00
06830-000 Commons Turf Spraying	341.25	1,015.74	674.49	9,185.75	9,842.85	657.10	14,162.85
06843-000 Tree Program	0.00	0.00	0.00	13,604.35	17,280.00	3,675.65	22,280.00
06850-000 Flowers	0.00	110.25	110.25	1,397.50	1,782.25	384.75	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	5,348.70	5,000.00	(348.70)	16,994.48	17,600.00	605.52	21,600.00
06890-000 Misc. Landscape	0.00	945.00	945.00	1,631.25	5,780.00	4,148.75	7,380.00
06900-000 Web Fees	24.39	0.00	(24.39)	24.39	0.00	(24.39)	180.00
07505-000 Management Fee	5,520.00	5,538.00	18.00	49,422.00	49,248.00	(174.00)	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)	2,591.00	1,436.71	(1,154.29)	1,436.71
Expense Total	**32,613.83**	**29,296.44**	**(3,317.39)**	**222,960.45**	**242,074.61**	**19,114.16**	**334,075.90**
Total Expense	**32,613.83**	**29,296.44**	**(3,317.39)**	**222,960.45**	**242,074.61**	**19,114.16**	**334,075.90**

Net Income	**(24,759.99)**	**(15,336.76)**	**(9,423.23)**	**71,035.36**	**33,880.76**	**37,154.60**	**(5,454.80)**

Run Date: 10/26/2026
Run Time: 06:34 AM

Montrose Master Association

INCOME STATEMENT

Capital Reserves

Start: 09/01/2026 | End: 09/30/2026

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	27,000.00	27,000.00	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...	5.73	15.75	(10.02)	72.71	141.75	(69.04)	189.00
Income Total	**3,005.73**	**3,015.75**	**(10.02)**	**27,904.71**	**28,191.75**	**(287.04)**	**37,739.00**
Total Income	**3,005.73**	**3,015.75**	**(10.02)**	**27,904.71**	**28,191.75**	**(287.04)**	**37,739.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	0.00	20,000.00	20,000.00	30,829.34	50,000.00	19,170.66	50,000.00
Expense Total	**0.00**	**20,000.00**	**20,000.00**	**30,829.34**	**50,000.00**	**19,170.66**	**50,000.00**
Total Expense	**0.00**	**20,000.00**	**20,000.00**	**30,829.34**	**50,000.00**	**19,170.66**	**50,000.00**
Net Income	**3,005.73**	**(16,984.25)**	**19,989.98**	**(2,924.63)**	**(21,808.25)**	**18,883.62**	**(12,261.00)**