

Montrose Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

BALANCE SHEET

As of: 12/31/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$110,774.90
01011-000	Alliance Bank - Operating	\$123,089.43
01013-000	Alliance Bank - Reserves/WC	\$50,038.17
	TOTAL ASSETS	\$284,002.50

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$198,362.96
03900-900	Retained Earnings - Main Reserves	\$59,862.87
	Current Year Net Income/(Loss)	\$25,776.67
	TOTAL EQUITY	\$284,002.50
	TOTAL LIABILITIES AND EQUITY	\$284,002.50

Montrose Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	1,674.00	1,674.00	0.00	20,000.00	20,000.00	0.00	20,000.00
05010-000 Dues	23,044.43	33,690.93	(10,646.50)	273,897.49	259,161.00	14,736.49	259,161.00
05011-000 Dues - Apartment	0.00	0.00	0.00	12,000.00	12,000.00	0.00	12,000.00
05012-000 Dues - Builder	900.00	675.00	225.00	9,900.00	7,875.00	2,025.00	7,875.00
05014-000 Transfer Fee	1,650.00	0.00	1,650.00	1,678.89	0.00	1,678.89	0.00
05020-000 Late Charges	605.67	650.00	(44.33)	13,217.41	7,800.00	5,417.41	7,800.00
05021-000 Late Interest Income	34.17	56.00	(21.83)	1,014.59	672.00	342.59	672.00
05026-000 Fine Income	575.00	0.00	575.00	2,600.36	850.00	1,750.36	850.00
05032-000 Lien Income	0.00	0.00	0.00	269.50	0.00	269.50	0.00
05045-000 Initiation Fees	50.00	0.00	50.00	(50.00)	0.00	(50.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	1,600.00	1,550.00	50.00	1,550.00
05050-000 Interest Income	400.74	325.00	75.74	4,641.95	3,900.00	741.95	3,900.00
05050-900 Interest Income - Capital Rese...	10.33	11.00	(0.67)	150.36	132.00	18.36	132.00
Income Total	28,944.34	37,081.93	(8,137.59)	340,920.55	313,940.00	26,980.55	313,940.00
Total Income	28,944.34	37,081.93	(8,137.59)	340,920.55	313,940.00	26,980.55	313,940.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	(165.24)	0.00	165.24	3,699.92	4,800.00	1,100.08	4,800.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	179.68	270.00	90.32	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06306-000 Legal	0.00	0.00	0.00	1,458.00	0.00	(1,458.00)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	640.00	0.00	(640.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	6,532.00	9,018.40	2,486.40	9,018.40
06415-000 Electricity & Gas	185.74	209.00	23.26	2,240.89	2,508.00	267.11	2,508.00
06420-000 Water	0.00	3,700.00	3,700.00	5,045.85	4,500.00	(545.85)	4,500.00
06615-000 Snow Removal	1,178.75	1,125.50	(53.25)	9,246.25	11,228.00	1,981.75	11,228.00
06620-000 Reserve Account Funding	1,674.00	1,674.00	0.00	20,000.00	20,000.00	0.00	20,000.00
06621-900 Capital Expenses	0.00	0.00	0.00	31,575.06	35,000.00	3,424.94	35,000.00
06626-000 Postage	102.13	50.00	(52.13)	8,820.76	9,085.00	264.24	9,085.00
06630-000 Repairs and Maintenance	455.00	455.00	0.00	9,739.67	6,460.00	(3,279.67)	6,460.00
06810-000 Commons Mowing	9,980.75	9,187.50	(793.25)	80,330.75	88,620.00	8,289.25	88,620.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	11,970.00	12,180.00	210.00	12,180.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	12,800.25	13,113.75	313.50	13,113.75
06843-000 Tree Program	0.00	0.00	0.00	18,683.25	18,000.00	(683.25)	18,000.00
06850-000 Flowers	0.00	0.00	0.00	1,507.08	1,880.00	372.92	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	3,546.25	3,546.25	0.00	3,546.25
06880-000 Landscape Labor	0.00	0.00	0.00	20,232.58	19,500.00	(732.58)	19,500.00
06890-000 Misc. Landscape	1,200.00	1,600.00	400.00	3,460.00	5,380.00	1,920.00	5,380.00
06900-000 Web Fees	0.00	0.00	0.00	156.96	180.00	23.04	180.00
07505-000 Management Fee	5,203.75	5,152.00	(51.75)	60,766.00	60,679.75	(86.25)	60,679.75
07508-000 Property Taxes	645.68	750.00	104.32	645.68	750.00	104.32	750.00
07515-000 Income Taxes	0.00	0.00	0.00	1,382.00	1,236.02	(145.98)	1,236.02
Expense Total	20,460.56	23,903.00	3,442.44	315,143.88	328,420.17	13,276.29	328,420.17

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	20,460.56	23,903.00	3,442.44	315,143.88	328,420.17	13,276.29	328,420.17
Net Income	8,483.78	13,178.93	(4,695.15)	25,776.67	(14,480.17)	40,256.84	(14,480.17)

Montrose Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Main

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	23,044.43	33,690.93	(10,646.50)	273,897.49	259,161.00	14,736.49	259,161.00
05011-000 Dues - Apartment	0.00	0.00	0.00	12,000.00	12,000.00	0.00	12,000.00
05012-000 Dues - Builder	900.00	675.00	225.00	9,900.00	7,875.00	2,025.00	7,875.00
05014-000 Transfer Fee	1,650.00	0.00	1,650.00	1,678.89	0.00	1,678.89	0.00
05020-000 Late Charges	605.67	650.00	(44.33)	13,217.41	7,800.00	5,417.41	7,800.00
05021-000 Late Interest Income	34.17	56.00	(21.83)	1,014.59	672.00	342.59	672.00
05026-000 Fine Income	575.00	0.00	575.00	2,600.36	850.00	1,750.36	850.00
05032-000 Lien Income	0.00	0.00	0.00	269.50	0.00	269.50	0.00
05045-000 Initiation Fees	50.00	0.00	50.00	(50.00)	0.00	(50.00)	0.00
05050-000 Interest Income	400.74	325.00	75.74	4,641.95	3,900.00	741.95	3,900.00
Income Total	27,260.01	35,396.93	(8,136.92)	319,170.19	292,258.00	26,912.19	292,258.00
Total Income	27,260.01	35,396.93	(8,136.92)	319,170.19	292,258.00	26,912.19	292,258.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	(165.24)	0.00	165.24	3,699.92	4,800.00	1,100.08	4,800.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	179.68	270.00	90.32	270.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06306-000 Legal	0.00	0.00	0.00	1,458.00	0.00	(1,458.00)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	640.00	0.00	(640.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	6,532.00	9,018.40	2,486.40	9,018.40
06415-000 Electricity & Gas	185.74	209.00	23.26	2,240.89	2,508.00	267.11	2,508.00
06420-000 Water	0.00	3,700.00	3,700.00	5,045.85	4,500.00	(545.85)	4,500.00
06615-000 Snow Removal	1,178.75	1,125.50	(53.25)	9,246.25	11,228.00	1,981.75	11,228.00
06620-000 Reserve Account Funding	1,674.00	1,674.00	0.00	20,000.00	20,000.00	0.00	20,000.00
06626-000 Postage	102.13	50.00	(52.13)	8,820.76	9,085.00	264.24	9,085.00
06630-000 Repairs and Maintenance	455.00	455.00	0.00	9,739.67	6,460.00	(3,279.67)	6,460.00
06810-000 Commons Mowing	9,980.75	9,187.50	(793.25)	80,330.75	88,620.00	8,289.25	88,620.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	11,970.00	12,180.00	210.00	12,180.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	12,800.25	13,113.75	313.50	13,113.75
06843-000 Tree Program	0.00	0.00	0.00	18,683.25	18,000.00	(683.25)	18,000.00
06850-000 Flowers	0.00	0.00	0.00	1,507.08	1,880.00	372.92	1,880.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	3,546.25	3,546.25	0.00	3,546.25
06880-000 Landscape Labor	0.00	0.00	0.00	20,232.58	19,500.00	(732.58)	19,500.00
06890-000 Misc. Landscape	1,200.00	1,600.00	400.00	3,460.00	5,380.00	1,920.00	5,380.00
06900-000 Web Fees	0.00	0.00	0.00	156.96	180.00	23.04	180.00
07505-000 Management Fee	5,203.75	5,152.00	(51.75)	60,766.00	60,679.75	(86.25)	60,679.75
07508-000 Property Taxes	645.68	750.00	104.32	645.68	750.00	104.32	750.00
07515-000 Income Taxes	0.00	0.00	0.00	1,382.00	1,236.02	(145.98)	1,236.02
Expense Total	20,460.56	23,903.00	3,442.44	283,568.82	293,420.17	9,851.35	293,420.17
Total Expense	20,460.56	23,903.00	3,442.44	283,568.82	293,420.17	9,851.35	293,420.17

Net Income	6,799.45	11,493.93	(4,694.48)	35,601.37	(1,162.17)	36,763.54	(1,162.17)
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Montrose Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	1,674.00	1,674.00	0.00	20,000.00	20,000.00	0.00	20,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	1,600.00	1,550.00	50.00	1,550.00
05050-900 Interest Income - Capital Rese...	10.33	11.00	(0.67)	150.36	132.00	18.36	132.00
Income Total	1,684.33	1,685.00	(0.67)	21,750.36	21,682.00	68.36	21,682.00
Total Income	1,684.33	1,685.00	(0.67)	21,750.36	21,682.00	68.36	21,682.00

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	31,575.06	35,000.00	3,424.94	35,000.00
Expense Total	0.00	0.00	0.00	31,575.06	35,000.00	3,424.94	35,000.00
Total Expense	0.00	0.00	0.00	31,575.06	35,000.00	3,424.94	35,000.00
Net Income	1,684.33	1,685.00	(0.67)	(9,824.70)	(13,318.00)	3,493.30	(13,318.00)