

# Montrose Master Association

Run Date: 12/23/2025

Run Time: 08:17 AM

## BALANCE SHEET

As of: 11/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings Account	\$100.00
01004-000	GESA Money Market (Operating)	\$110,376.49
01011-000	Alliance Bank - Operating	\$116,688.39
01013-000	Alliance Bank - Reserves/WC	\$48,353.84
	<b>TOTAL ASSETS</b>	<b>\$275,518.72</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	\$198,362.96
03900-900	Retained Earnings - Main Reserves	\$59,862.87
	Current Year Net Income/(Loss)	\$17,292.89
	<b>TOTAL EQUITY</b>	<b>\$275,518.72</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$275,518.72</b>

# Montrose Master Association

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	1,666.00	1,666.00	0.00	18,326.00	18,326.00	0.00	20,000.00
05010-000 Dues	3,692.06	7,774.83	(4,082.77)	250,853.06	225,470.07	25,382.99	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	1,575.00	900.00	675.00	9,000.00	7,200.00	1,800.00	7,875.00
05014-000 Transfer Fee	(1,400.00)	0.00	(1,400.00)	28.89	0.00	28.89	0.00
05020-000 Late Charges	909.37	650.00	259.37	12,611.74	7,150.00	5,461.74	7,800.00
05021-000 Late Interest Income	74.89	56.00	18.89	980.42	616.00	364.42	672.00
05026-000 Fine Income	1,175.00	50.00	1,125.00	2,025.36	850.00	1,175.36	850.00
05032-000 Lien Income	0.00	0.00	0.00	269.50	0.00	269.50	0.00
05045-000 Initiation Fees	200.00	0.00	200.00	(100.00)	0.00	(100.00)	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	386.85	325.00	61.85	4,241.21	3,575.00	666.21	3,900.00
05050-900 Interest Income - Capital Rese...	5.95	11.00	(5.05)	140.03	121.00	19.03	132.00
<b>Income Total</b>	<b>8,285.12</b>	<b>11,432.83</b>	<b>(3,147.71)</b>	<b>311,976.21</b>	<b>276,858.07</b>	<b>35,118.14</b>	<b>313,940.00</b>
<b>Total Income</b>	<b>8,285.12</b>	<b>11,432.83</b>	<b>(3,147.71)</b>	<b>311,976.21</b>	<b>276,858.07</b>	<b>35,118.14</b>	<b>313,940.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	3,865.16	4,800.00	934.84	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	750.00	0.00	(750.00)	1,458.00	0.00	(1,458.00)	0.00
06308-000 Lien Filing Fees	200.00	0.00	(200.00)	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	185.77	209.00	23.23	2,055.15	2,299.00	243.85	2,508.00
06420-000 Water	4,048.85	0.00	(4,048.85)	5,045.85	800.00	(4,245.85)	4,500.00
06615-000 Snow Removal	0.00	0.00	0.00	8,067.50	10,102.50	2,035.00	11,228.00
06620-000 Reserve Account Funding	1,666.00	1,666.00	0.00	18,326.00	18,326.00	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	339.95	800.00	460.05	8,718.63	9,035.00	316.37	9,085.00
06630-000 Repairs and Maintenance	1,175.00	455.00	(720.00)	9,284.67	6,005.00	(3,279.67)	6,460.00
06810-000 Commons Mowing	11,130.00	6,000.00	(5,130.00)	70,350.00	79,432.50	9,082.50	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	2,000.00	2,000.00	18,683.25	18,000.00	(683.25)	18,000.00
06850-000 Flowers	0.00	97.75	97.75	1,507.08	1,880.00	372.92	1,880.00
06860-000 Sprinkler Turn On/Off	2,142.50	2,142.50	0.00	3,546.25	3,546.25	0.00	3,546.25
06880-000 Landscape Labor	0.00	1,000.00	1,000.00	20,232.58	19,500.00	(732.58)	19,500.00
06890-000 Misc. Landscape	1,530.00	0.00	(1,530.00)	2,260.00	3,780.00	1,520.00	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	5,163.50	5,129.00	(34.50)	55,562.25	55,527.75	(34.50)	60,679.75
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	1,382.00	1,236.02	(145.98)	1,236.02
<b>Expense Total</b>	<b>28,331.57</b>	<b>19,499.25</b>	<b>(8,832.32)</b>	<b>294,683.32</b>	<b>304,517.17</b>	<b>9,833.85</b>	<b>328,420.17</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>28,331.57</b>	<b>19,499.25</b>	<b>(8,832.32)</b>	<b>294,683.32</b>	<b>304,517.17</b>	<b>9,833.85</b>	<b>328,420.17</b>
<b>Net Income</b>	<b>(20,046.45)</b>	<b>(8,066.42)</b>	<b>(11,980.03)</b>	<b>17,292.89</b>	<b>(27,659.10)</b>	<b>44,951.99</b>	<b>(14,480.17)</b>

# Montrose Master Association

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Main

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	3,692.06	7,774.83	(4,082.77)	250,853.06	225,470.07	25,382.99	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	1,575.00	900.00	675.00	9,000.00	7,200.00	1,800.00	7,875.00
05014-000 Transfer Fee	(1,400.00)	0.00	(1,400.00)	28.89	0.00	28.89	0.00
05020-000 Late Charges	909.37	650.00	259.37	12,611.74	7,150.00	5,461.74	7,800.00
05021-000 Late Interest Income	74.89	56.00	18.89	980.42	616.00	364.42	672.00
05026-000 Fine Income	1,175.00	50.00	1,125.00	2,025.36	850.00	1,175.36	850.00
05032-000 Lien Income	0.00	0.00	0.00	269.50	0.00	269.50	0.00
05045-000 Initiation Fees	200.00	0.00	200.00	(100.00)	0.00	(100.00)	0.00
05050-000 Interest Income	386.85	325.00	61.85	4,241.21	3,575.00	666.21	3,900.00
<b>Income Total</b>	<b>6,613.17</b>	<b>9,755.83</b>	<b>(3,142.66)</b>	<b>291,910.18</b>	<b>256,861.07</b>	<b>35,049.11</b>	<b>292,258.00</b>
<b>Total Income</b>	<b>6,613.17</b>	<b>9,755.83</b>	<b>(3,142.66)</b>	<b>291,910.18</b>	<b>256,861.07</b>	<b>35,049.11</b>	<b>292,258.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	3,865.16	4,800.00	934.84	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	750.00	0.00	(750.00)	1,458.00	0.00	(1,458.00)	0.00
06308-000 Lien Filing Fees	200.00	0.00	(200.00)	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	185.77	209.00	23.23	2,055.15	2,299.00	243.85	2,508.00
06420-000 Water	4,048.85	0.00	(4,048.85)	5,045.85	800.00	(4,245.85)	4,500.00
06615-000 Snow Removal	0.00	0.00	0.00	8,067.50	10,102.50	2,035.00	11,228.00
06620-000 Reserve Account Funding	1,666.00	1,666.00	0.00	18,326.00	18,326.00	0.00	20,000.00
06626-000 Postage	339.95	800.00	460.05	8,718.63	9,035.00	316.37	9,085.00
06630-000 Repairs and Maintenance	1,175.00	455.00	(720.00)	9,284.67	6,005.00	(3,279.67)	6,460.00
06810-000 Commons Mowing	11,130.00	6,000.00	(5,130.00)	70,350.00	79,432.50	9,082.50	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	2,000.00	2,000.00	18,683.25	18,000.00	(683.25)	18,000.00
06850-000 Flowers	0.00	97.75	97.75	1,507.08	1,880.00	372.92	1,880.00
06860-000 Sprinkler Turn On/Off	2,142.50	2,142.50	0.00	3,546.25	3,546.25	0.00	3,546.25
06880-000 Landscape Labor	0.00	1,000.00	1,000.00	20,232.58	19,500.00	(732.58)	19,500.00
06890-000 Misc. Landscape	1,530.00	0.00	(1,530.00)	2,260.00	3,780.00	1,520.00	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	5,163.50	5,129.00	(34.50)	55,562.25	55,527.75	(34.50)	60,679.75
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	1,382.00	1,236.02	(145.98)	1,236.02
<b>Expense Total</b>	<b>28,331.57</b>	<b>19,499.25</b>	<b>(8,832.32)</b>	<b>263,108.26</b>	<b>269,517.17</b>	<b>6,408.91</b>	<b>293,420.17</b>
<b>Total Expense</b>	<b>28,331.57</b>	<b>19,499.25</b>	<b>(8,832.32)</b>	<b>263,108.26</b>	<b>269,517.17</b>	<b>6,408.91</b>	<b>293,420.17</b>

<b>Net Income</b>	<b>(21,718.40)</b>	<b>(9,743.42)</b>	<b>(11,974.98)</b>	<b>28,801.92</b>	<b>(12,656.10)</b>	<b>41,458.02</b>	<b>(1,162.17)</b>
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# Montrose Master Association

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Capital Reserves

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	1,666.00	1,666.00	0.00	18,326.00	18,326.00	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...	5.95	11.00	(5.05)	140.03	121.00	19.03	132.00
<b>Income Total</b>	<b>1,671.95</b>	<b>1,677.00</b>	<b>(5.05)</b>	<b>20,066.03</b>	<b>19,997.00</b>	<b>69.03</b>	<b>21,682.00</b>
<b>Total Income</b>	<b>1,671.95</b>	<b>1,677.00</b>	<b>(5.05)</b>	<b>20,066.03</b>	<b>19,997.00</b>	<b>69.03</b>	<b>21,682.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	31,575.06	35,000.00	3,424.94	35,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,575.06</b>	<b>35,000.00</b>	<b>3,424.94</b>	<b>35,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,575.06</b>	<b>35,000.00</b>	<b>3,424.94</b>	<b>35,000.00</b>
<b>Net Income</b>	<b>1,671.95</b>	<b>1,677.00</b>	<b>(5.05)</b>	<b>(11,509.03)</b>	<b>(15,003.00)</b>	<b>3,493.97</b>	<b>(13,318.00)</b>