

**Balance Sheet**Colliers Hill Master Association
End Date: 09/30/2023Date: 10/12/2023
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 299,844.78	\$ -	\$ 299,844.78
Working Capital - Enterprise Bank	160,002.93	-	160,002.93
Total: Cash	\$ 459,847.71	\$ -	\$ 459,847.71
Reserve Account - Enterprise Bank	-	40,036.05	40,036.05
Reserve Account - Dain Rauscher	-	957,610.53	957,610.53
Accounts Receivable			
Accounts Receivable	32,631.67	-	32,631.67
Total: Accounts Receivable	\$ 32,631.67	\$ -	\$ 32,631.67
Clubhouse Deficiencies	5,939.22	-	5,939.22
Opr: Due from Reserve Fund	727,802.10	-	727,802.10
Prepays	4,875.00	-	4,875.00
Total: Assets	\$ 1,231,095.70	\$ 997,646.58	\$ 2,228,742.28
Liabilities & Equity			
Liabilities			
Accounts Payable	87,767.73	-	87,767.73
Homeowner Escrows Held	750.00	-	750.00
Res: Due to Operating Fund	-	727,802.10	727,802.10
Prepaid Assessments	99,335.91	-	99,335.91
Total: Liabilities	\$ 187,853.64	\$ 727,802.10	\$ 915,655.74
Equity			
Operating Fund Balance	828,770.61	-	828,770.61
Reserve Fund Balance	-	407,274.33	407,274.33
Total: Equity	\$ 828,770.61	\$ 407,274.33	\$ 1,236,044.94
Net Income Gain/Loss	-	(137,429.85)	(137,429.85)
Net Income Gain/Loss	214,471.45	-	214,471.45
Total: Liabilities & Equity	\$ 1,231,095.70	\$ 997,646.58	\$ 2,228,742.28



Income Statement - Operating

Colliers Hill Master Association
09/01/2023 to 09/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment	\$147,150.12	\$136,320.00	\$10,830.12	\$1,277,161.87	\$1,226,880.00	\$50,281.87	\$1,635,840.00
6301-00 Homeowner Assessment - Villas	7,308.87	3,375.00	3,933.87	56,856.67	30,375.00	26,481.67	40,500.00
6310-00 Builder Assessment	-	-	-	183,262.12	105,900.00	77,362.12	141,200.00
6340-00 Legal Fee	-	-	-	230.70	-	230.70	-
6345-00 Late Fee	2,600.00	-	2,600.00	16,690.44	-	16,690.44	-
6350-00 Interest	405.21	-	405.21	2,488.15	-	2,488.15	-
6355-00 W/C Capitalization	2,304.00	2,000.00	304.00	24,225.00	18,000.00	6,225.00	24,000.00
6356-00 W/C Contribution - The Villas	150.00	500.00	(350.00)	4,050.00	4,500.00	(450.00)	6,000.00
6370-00 Miscellaneous	40.00	-	40.00	244.53	-	244.53	-
Total Income	\$159,958.20	\$142,195.00	\$17,763.20	\$1,565,209.48	\$1,385,655.00	\$179,554.48	\$1,847,540.00
Total OPERATING INCOME	\$159,958.20	\$142,195.00	\$17,763.20	\$1,565,209.48	\$1,385,655.00	\$179,554.48	\$1,847,540.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	123.88	500.00	376.12	1,218.31	4,500.00	3,281.69	6,000.00
6401-00 Irrigation Water	17,696.53	18,300.00	603.47	30,909.62	132,700.00	101,790.38	145,000.00
6406-00 Gas / Electric	1,668.13	3,000.00	1,331.87	14,880.48	18,000.00	3,119.52	22,500.00
6407-00 Electric Service Lighting and Sprinkler	443.83	2,760.00	2,316.17	6,954.24	13,600.00	6,645.76	17,600.00
6410-00 Trash Removal / Recycling	30,592.12	29,142.00	(1,450.12)	269,625.80	262,274.00	(7,351.80)	349,700.00
6412-00 Snow Removal	-	-	-	10,269.50	62,000.00	51,730.50	68,000.00
6419-00 Landscape Renovations / Trees	-	-	-	-	37,000.00	37,000.00	50,000.00
6420-00 Landscape Contract & Maintenance	35,693.94	37,084.00	1,390.06	253,171.69	333,750.00	80,578.31	445,000.00
6421-00 Pond/Storm Drainage Maintenance	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
6422-00 Irrigation / Sprinkler Repair	11,751.13	4,000.00	(7,751.13)	48,341.77	49,000.00	658.23	50,000.00
6424-00 Landscape Beds/Flowers	-	1,000.00	1,000.00	8,350.10	32,000.00	23,649.90	32,000.00
6426-00 Clubhouse Event Programming	-	2,334.00	2,334.00	-	21,000.00	21,000.00	28,000.00
6427-00 Grounds Maintenance & Supplies	1,393.92	1,334.00	(59.92)	11,766.44	12,000.00	233.56	16,000.00
6428-00 Clubhouse Janitorial & Supplies	1,697.66	1,250.00	(447.66)	10,863.41	11,250.00	386.59	15,000.00
6429-00 Pool Supplies & Chemicals	71.11	3,000.00	2,928.89	12,512.11	19,000.00	6,487.89	20,000.00
6430-00 Pool Staffing & Maintenance	6,170.00	15,367.00	9,197.00	73,303.09	109,501.00	36,197.91	134,000.00
6431-00 Facilities Administrators	-	3,083.00	3,083.00	10,416.50	27,747.00	17,330.50	37,000.00
6440-00 Clubhouse Repairs & Maintenance	4,966.86	3,000.00	(1,966.86)	15,871.76	27,000.00	11,128.24	36,000.00
6443-00 The Villas Expenses	-	3,375.00	3,375.00	-	30,375.00	30,375.00	40,500.00
6470-00 Social / Recreational	412.50	-	(412.50)	11,489.67	-	(11,489.67)	-
6499-00 Holiday Lighting	-	-	-	4,765.00	4,000.00	(765.00)	32,000.00
Total Community Expenses	\$112,681.61	\$129,529.00	\$16,847.39	\$794,709.49	\$1,215,697.00	\$420,987.51	\$1,556,300.00



Income Statement - Operating

Colliers Hill Master Association
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Admin Expenses							
6505-00 Professional Fee - Legal	\$-	\$1,450.00	\$1,450.00	\$3,640.70	\$13,600.00	\$9,959.30	\$17,500.00
6506-00 Professional Fee - Legal Covenant	-	-	-	15,162.50	-	(15,162.50)	-
6507-00 Professional Fee - Legal Litigation	23,031.81	4,000.00	(19,031.81)	244,112.83	38,000.00	(206,112.83)	50,000.00
6508-00 Professional Fee - Legal Collection	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	-	1,000.00	1,000.00	1,000.00
6515-00 Professional Fee - Management/Other	7,300.00	7,167.00	(133.00)	65,247.20	64,499.00	(748.20)	86,000.00
6519-00 Insurance Claims/Deductible	-	-	-	5,325.00	-	(5,325.00)	-
6520-00 Insurance Coverage	-	-	-	20,304.00	24,000.00	3,696.00	24,000.00
6530-00 General Admin/Business Supply	346.40	2,500.00	2,153.60	16,286.31	12,400.00	(3,886.31)	28,000.00
6590-00 Bad Debt Expense	-	500.00	500.00	1,450.00	3,140.00	1,690.00	5,140.00
Total Admin Expenses	\$30,678.21	\$15,742.00	(\$14,936.21)	\$371,528.54	\$157,764.00	(\$213,764.54)	\$213,140.00
Contributions							
7500-00 Reserve Contributions	20,500.00	20,500.00	-	184,500.00	184,500.00	-	246,000.00
Total Contributions	\$20,500.00	\$20,500.00	\$-	\$184,500.00	\$184,500.00	\$0.00	\$246,000.00
Total OPERATING EXPENSE	\$163,859.82	\$165,771.00	\$1,911.18	\$1,350,738.03	\$1,557,961.00	\$207,222.97	\$2,015,440.00
Net Income:	(\$3,901.62)	(\$23,576.00)	\$19,674.38	\$214,471.45	(\$172,306.00)	\$386,777.45	(\$167,900.00)



Income Statement - Reserve

Colliers Hill Master Association
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$20,500.00	(\$20,500.00)	\$164,000.00	\$184,500.00	(\$20,500.00)	\$246,000.00
8150-02 Reserve Interest	1,190.99	-	1,190.99	14,912.73	-	14,912.73	-
8155-02 Reserve Change in Value	(7,524.10)	-	(7,524.10)	(25,856.87)	-	(25,856.87)	-
8160-02 Reserve - Principal Returned	0.46	-	0.46	1,690.99	-	1,690.99	-
Total Reserve Income	(\$6,332.65)	\$20,500.00	(\$26,832.65)	\$154,746.85	\$184,500.00	(\$29,753.15)	\$246,000.00
Total RESERVE INCOME	(\$6,332.65)	\$20,500.00	(\$26,832.65)	\$154,746.85	\$184,500.00	(\$29,753.15)	\$246,000.00
RESERVE EXPENSE							
Reserve Expenses							
9050-03 Reserve Landscape	-	-	-	130,856.52	-	(130,856.52)	-
9055-03 Reserve Expense - Common Property	-	-	-	33,250.00	-	(33,250.00)	-
9060-03 Reserve Amenities	-	-	-	128,070.18	-	(128,070.18)	-
Total Reserve Expenses	\$-	\$-	\$-	\$292,176.70	\$-	(\$292,176.70)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$292,176.70	\$-	(\$292,176.70)	\$-
Net Reserve:	(\$6,332.65)	\$20,500.00	(\$26,832.65)	(\$137,429.85)	\$184,500.00	(\$321,929.85)	\$246,000.00