

COLLIERS HILL MASTER ASSOCIATION
APPROVED 2025 BUDGET, ESTIMATED 2025 ACTUALS & APPROVED 2026 BUDGET

CATEGORY	2025 Approved	2025 Est Actual	2026 Approved	Home/Lot Count
<u>Operating Income</u>				
Community Assessments	\$ 2,073,600	\$ 2,073,600	\$ 2,214,144	1922 AVG CLOSED HOMES
Community Builder Income	\$ 58,000	\$ 58,000	\$ 46,000	
Assessments - The Villas	\$ 81,000	\$ 88,200	\$ 88,200	98 AVG CLOSED PAYING AT \$75.00 PM
The Villas Working Capital	\$ 0	\$ 0	\$ 0	
Late, Legal, Interest and Fine Income	\$ 0	\$ 0	\$ 0	
Working Capital Income	\$ 18,000	\$ 14,000	\$ 14,000	
Prior Year Carry-over (Loss)	\$ 139,000	\$ 139,000	\$ 104,000	
Accounts Receivable Contingency	-\$ 2,500	-\$ 2,500	-\$ 2,500	
Total Operating Income	\$ 2,367,100	\$ 2,370,300	\$ 2,463,844	
<u>Operational Expenses (Master)*</u>				
Electric	\$ 17,600	\$ 18,000	\$ 24,000	
Trash/Recycling	\$ 442,600	\$ 491,000	\$ 465,000	
Water-Irrigation	\$ 100,000	\$ 100,000	\$ 110,000	
Landscape Maintenance	\$ 440,000	\$ 440,000	\$ 465,000	
Landscape Beds/Flowers	\$ 25,000	\$ 13,000		
Plants & Trees Annual Maintenance	\$ 50,000	\$ 65,000		
Irrigation Repair	\$ 50,000	\$ 66,200	\$ 67,000	
Grounds Maintenance	\$ 20,000	\$ 16,000	\$ 18,000	
Snow Removal	\$ 65,000	\$ 42,000	\$ 50,000	
Pond/Storm Drains Maintenance	\$ 12,000	\$ 7,800	\$ 27,000	
Landscape Renovations			\$ 65,000	
Playground-Maint/Repairs		\$ 700	\$ 5,000	
Fence-Maint/Repairs		\$ 625	\$ 7,000	
Holiday Lighting/Repairs	\$ 32,000	\$ 30,000	\$ 36,000	
<u>Recreation Facility (Overlook & Ascent)**</u>				
Clubhouse -Events/Services	\$ 26,000	\$ 26,000		
Clubhouse-Janitorial/Supplies	\$ 38,000	\$ 38,000		
Pool Maint./Guards Contract	\$ 252,000	\$ 252,000		
Pool Chemicals	\$ 56,000	\$ 56,000		
Facilities Administrators	\$ 36,000	\$ 36,000		
Clubhouse-Management/Events			\$ 139,840	
Clubhouse-Supplies			\$ 50,000	
Clubhouse & Pool-Utilities	\$ 42,000	\$ 42,000	\$ 65,000	
Clubhouse-Repairs/Maintenance	\$ 42,000	\$ 43,000	\$ 60,000	
Pool-Management/Monitors			\$ 114,400	
Pool-Chemicals/Supplies			\$ 60,000	
Pool-Repairs/Maintenance			\$ 30,000	
<u>General & Administrative</u>				
Audit/Income Tax	\$ 1,400	\$ 800	\$ 1,200	
Insurance/Insurance Deductible	\$ 46,000	\$ 22,000	\$ 25,000	
Legal General	\$ 12,000	\$ 5,000	\$ 5,000	
Legal Collection	\$ 1,500	\$ 0	\$ 1,500	
Legal Litigation	\$ 0	\$ 0	\$ 0	
Professional Fees/Management	\$ 109,800	\$ 123,000	\$ 136,000	
Admin Expense	\$ 48,000	\$ 35,000	\$ 35,000	
<u>Reserves</u>				
Reserve Contribution	\$ 320,000	\$ 320,000	\$ 320,000	
<u>The Villas***</u>				
Combined Ledger	\$ 81,000	\$ 81,000	\$ 81,000	
Total Expenses	\$ 2,365,900	\$ 2,370,125	\$ 2,462,940	
Net Income (Loss)	\$ 1,200	\$ 175	\$ 904	
<u>Projected Monthly Assessment</u>				
	\$96.00	\$96.00	\$96.00	

Operational Expenses (Master)*

Please see the details below regarding the recategorization of category descriptions and allocations to better identify costs in the proposed budget. As a result, some categories will appear blank in the proposed section, as those amounts have been reallocated to the updated categories.

Trash/Recycling	Reflects new negotiated contract pricing. The increase in 2025 is due to new homes being closed/annexed into the Association and was not part of the existing contract.
Landscape Beds/Flowers & Plants & Trees Annual Maintenance	Category renamed to Landscape Renovations-this will also include trees/beds/flowers/plants, winter watering, installation/design, etc.
Grounds Maintenance	Pet waste stations, trash containers, etc.
Pond/Storm Drains Maintenance	Will be performed by a vendor specializing in storm ponds and drains and is not part of the regular landscape maintenance contract.
Playground-Maint/Repairs	Association will be accepting new playgrounds and allocating funds for their maintenance and repairs.
Fence-Maint/Repairs	Includes maintenance and repair costs for fences as builder warranties
Holiday Lighting/Repairs	Repairs are now included in this category.

Recreation Facility (Overlook & Ascent)**

Clubhouse-Events/Services	Category renamed to Clubhouse – Management/Events for clarity.
Clubhouse-Janitorial/Supplies	Category renamed to Clubhouse – Supplies to capture all supplies required for clubhouse operations.
Pool Maint./Guards Contract	Category renamed to Pool – Management/Monitors to reflect the use of pool monitors this coming year.
Pool Chemicals	Category renamed to Pool – Chemicals/Supplies to capture all materials and supplies required for pool operations.
Facilities Administrators	Category renamed to Clubhouse Management/Events to better reflect the scope of services.

New Categories:

Clubhouse-Management/Events	Administration and management of clubhouse operations and events.
Clubhouse-Supplies	All supplies needed for clubhouse operations.
Clubhouse & Pool-Utilities	Includes all utilities for the clubhouse and pool (water, gas, electric, Comcast, etc.). Increase is due to potential additional pool draining/refilling and higher utility usage associated with an extended pool season.
Clubhouse-Repairs/Maintenance	Routine wear-and-tear repairs and maintenance vendors, including janitorial, pest control, fire alarm, HVAC, etc.
Pool-Management/Monitors	Includes pool season extension costs.
Pool-Chemicals/Supplies	All materials, chemicals, and supplies for pool operations.
Pool-Repairs/Maintenance	Routine repairs and maintenance only; excludes capital expenses/projects. Covers ongoing service vendors such as pool access systems, signage, backflow maintenance, and pool furniture assembly, etc.

Reserve Projects

Unexpected capital projects in 2025 year include concrete, sidewalk, and trail repairs; irrigation pump and pond excavation and repairs; pool diagnostics related to the crack in the Overlook pool; landscape controller and modular rebuilds; playground maintenance; cobblestone pond improvements; and new pool furniture, including disposal of old furniture.

The Villas***

Combined ledger broken out below. Proposed budget to remain at \$75/per month.

Landscape Maintenance	\$ 42,000	
Landscape Renovations	\$ 3,000	Re-grading/drainage repairs, tree removals
Grounds Maintenance & Supplies	\$ 1,250	Pet waste stations, trash containers, etc.
Electricity	\$ 3,900	Sprinkler controllers, pathway lighting
Irrigation-Water	\$ 6,980	
Irrigation-Repairs	\$ 4,970	
Snow Removal	\$ 8,900	
Reserves-Alleyway Concrete Replacement	\$ 10,000	
Total	\$ 81,000	