

Financial Report Package

Prepared for

Colliers Hill Master Association

**Period ending:
12/31/2025**

By

Professional Community Services

Colliers Hill Master Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$140,191.98		\$140,191.98
10-1050-22 - Operating Savings - Enterprise Bank	\$10,330.82		\$10,330.82
10-1062-00 - Working Capital - Enterprise Bank	\$10,222.35		\$10,222.35
12-1212-00 - Reserve Account - Enterprise Bank		\$3,594.21	\$3,594.21
12-1215-00 - Reserve Account - Dain Rauscher		\$822,346.86	\$822,346.86
13-1300-00 - Accounts Receivable	\$155,127.92		\$155,127.92
14-1425-00 - Clubhouse Deficiencies	\$5,939.22		\$5,939.22
14-1450-00 - Opr: Due from Reserve Fund	\$982,446.55		\$982,446.55
14-1455-00 - Res: Due from Operating Fund		\$122,000.00	\$122,000.00
16-1600-00 - Prepays	\$42,639.39		\$42,639.39
16-1610-00 - Prepaid Insurance	\$19,969.00		\$19,969.00
Total Asset	\$1,366,867.23	\$947,941.07	\$2,314,808.30
Total Assets	\$1,366,867.23	\$947,941.07	\$2,314,808.30
Liabilities / Equity			
	Operating	Reserve	Total
Liability			
22-2370-00 - Homeowner Credits	\$92,314.38		\$92,314.38
22-2390-00 - Accounts Payable	\$44,203.75		\$44,203.75
Total Liability	\$136,518.13		\$136,518.13
Equity			
30-3010-00 - Accounts Payable	\$416.71		\$416.71
30-3013-00 - Homeowner Escrows Held	\$500.00		\$500.00
30-3014-00 - Clubhouse Security Deposit	(\$200.00)		(\$200.00)
30-3025-00 - Clubhouse Lawsuit Repairs	\$43,542.05		\$43,542.05
30-3055-00 - Res: Due to Operating Fund	\$122,000.00	\$982,446.55	\$1,104,446.55
30-3070-00 - Net Income	(\$29,168.16)	(\$34,505.48)	(\$63,673.64)
50-5200-00 - Operating Fund Balance	\$1,093,258.50		\$1,093,258.50
Total Equity	\$1,230,349.10	\$947,941.07	\$2,178,290.17
Total Liabilities / Equity	\$1,366,867.23	\$947,941.07	\$2,314,808.30

Colliers Hill Master Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	180,243.19	172,800.00	7,443.19	2,093,079.26	2,073,600.00	19,479.26	2,073,600.00
63-6301-00 - Homeowner Assessment - Villas	7,350.00	6,750.00	600.00	88,275.00	81,000.00	7,275.00	81,000.00
63-6310-00 - Builder Assessment	-	-	-	-	58,000.00	(58,000.00)	58,000.00
63-6330-00 - Maintenance Bill Back	-	-	-	100.00	-	100.00	-
63-6340-00 - Legal Fee	(442.00)	-	(442.00)	(9,007.49)	-	(9,007.49)	-
63-6345-00 - Late, Legal & Fine Fee	-	-	-	1,100.00	-	1,100.00	-
63-6350-00 - Interest	10.05	-	10.05	1,605.10	-	1,605.10	-
63-6355-00 - W/C Capitalization	1,152.00	1,500.00	(348.00)	14,976.00	17,000.00	(2,024.00)	17,000.00
63-6356-00 - W/C Contribution - The Villas	-	-	-	-	1,000.00	(1,000.00)	1,000.00
63-6370-00 - Miscellaneous Income	-	-	-	18,224.30	-	18,224.30	-
63-6374-00 - Amenity User Fee	-	-	-	19,014.05	-	19,014.05	-
Total Income	188,313.24	181,050.00	7,263.24	2,227,366.22	2,230,600.00	(3,233.78)	2,230,600.00
Total Income	188,313.24	181,050.00	7,263.24	2,227,366.22	2,230,600.00	(3,233.78)	2,230,600.00

Operating Expense

Expense							
64-6400-00 - Water / Sewer	13,955.55	500.00	(13,455.55)	122,240.04	9,000.00	(113,240.04)	9,000.00
64-6401-00 - Irrigation Water - Master	681.95	-	(681.95)	27,231.26	100,000.00	72,768.74	100,000.00
64-6401-01 - Irrigation Water - Villas	-	-	-	228.30	-	(228.30)	-
64-6406-00 - Electricity - Master	762.13	1,000.00	237.87	17,958.42	33,000.00	15,041.58	33,000.00
64-6407-00 - Electricity - Villas	68.77	800.00	731.23	5,474.36	17,600.00	12,125.64	17,600.00
64-6407-01 - Clubhouses-Electricity	394.86	-	(394.86)	11,266.71	-	(11,266.71)	-
64-6408-00 - Clubhouse-Telephone/Communication	2,572.54	-	(2,572.54)	15,016.82	-	(15,016.82)	-
64-6410-00 - Trash/Recycling	1,122.20	36,885.00	35,762.80	448,387.80	442,600.00	(5,787.80)	442,600.00
64-6412-00 - Snow Removal - Master	-	5,000.00	5,000.00	51,831.27	65,000.00	13,168.73	65,000.00
64-6419-00 - Landscape Renovations / Trees	-	-	-	42,441.89	50,000.00	7,558.11	50,000.00
64-6419-01 - Landscape Renovations / Trees - Villas	-	-	-	2,950.00	-	(2,950.00)	-
64-6420-00 - Landscape Contract - Master	12,796.42	36,667.00	23,870.58	435,837.80	440,000.00	4,162.20	440,000.00
64-6420-01 - Landscape Contract - Villas	1,368.08	-	(1,368.08)	30,097.76	-	(30,097.76)	-
64-6420-02 - Landscape Contract - Overlook	305.60	-	(305.60)	6,723.25	-	(6,723.25)	-
64-6420-03 - Landscape Contract - Ascent	399.56	-	(399.56)	8,790.32	-	(8,790.32)	-
64-6421-00 - Pond/Storm Drainage Maintenance	-	1,000.00	1,000.00	1,153.85	12,000.00	10,846.15	12,000.00
64-6422-00 - Irrigation / Sprinkler Repair - Master	-	-	-	58,139.78	50,000.00	(8,139.78)	50,000.00
64-6422-01 - Irrigation/Sprinkler Repair - Villas	-	-	-	6,003.98	-	(6,003.98)	-
64-6424-00 - Landscape Beds/Flowers	-	-	-	12,773.00	25,000.00	12,227.00	25,000.00
64-6426-00 - Clubhouse-Management/Events	11,650.00	2,500.00	(9,150.00)	138,189.67	26,000.00	(112,189.67)	26,000.00

Colliers Hill Master Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
64-6427-00 - Grounds Maintenance & Supplies	827.84	1,500.00	672.16	11,075.60	20,000.00	8,924.40	20,000.00
64-6427-01 - Grounds Maintenance & Supplies - Villas	99.43	-	(99.43)	1,168.31	-	(1,168.31)	-
64-6428-00 - Clubhouse-Supplies	5,889.11	3,166.00	(2,723.11)	43,875.31	38,000.00	(5,875.31)	38,000.00
64-6429-00 - Pool-Chemicals/Supplies	-	200.00	200.00	47,875.84	56,000.00	8,124.16	56,000.00
64-6430-00 - Pool-Repairs/Maintenance	162.00	9,000.00	8,838.00	48,230.12	252,000.00	203,769.88	252,000.00
64-6431-00 - Tennis Court	-	3,000.00	3,000.00	-	36,000.00	36,000.00	36,000.00
64-6439-00 - Clubhouses-Gas	297.74	-	(297.74)	13,353.70	-	(13,353.70)	-
64-6440-00 - Clubhouse-Repairs/Maint	3,604.81	3,000.00	(604.81)	81,018.74	42,000.00	(39,018.74)	42,000.00
64-6441-00 - Pool-Management/Monitors	-	-	-	111,400.00	-	(111,400.00)	-
64-6443-00 - The Villas Expenses	-	6,750.00	6,750.00	140.19	81,000.00	80,859.81	81,000.00
64-6447-00 - Playground Maintenance / Repair	700.00	-	(700.00)	700.00	-	(700.00)	-
64-6458-00 - Lighting / Electrical Repair	-	-	-	(3,000.00)	-	3,000.00	-
64-6460-00 - Fence Maintenance/Repair	-	-	-	625.00	-	(625.00)	-
64-6499-00 - Holiday Lighting	-	5,000.00	5,000.00	29,946.92	32,000.00	2,053.08	32,000.00
65-6505-00 - Professional Fee - Legal	-	1,000.00	1,000.00	2,954.99	12,000.00	9,045.01	12,000.00
65-6508-00 - Professional Fee - Legal Collection	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
65-6510-00 - Professional Fee - Audit/Accounting	-	-	-	800.00	1,400.00	600.00	1,400.00
65-6515-00 - Professional Fee - Management/Other	10,859.30	9,150.00	(1,709.30)	123,288.47	109,800.00	(13,488.47)	109,800.00
65-6516-00 - Professional Fee - Clubhouse Reconstruction	-	-	-	122,240.43	-	(122,240.43)	-
65-6520-00 - Insurance Coverage	-	-	-	1,892.00	46,000.00	44,108.00	46,000.00
65-6530-00 - General Admin/Business Supply	5,844.97	3,000.00	(2,844.97)	20,835.79	48,000.00	27,164.21	48,000.00
65-6540-00 - Bank Charges / Coupon	-	-	-	(775.00)	-	775.00	-
65-6590-00 - Bad Debt Expense	-	750.00	750.00	-	2,500.00	2,500.00	2,500.00
75-7500-00 - Reserve Contributions	-	26,667.00	26,667.00	26,666.00	320,000.00	293,334.00	320,000.00
Total Expense	74,362.86	156,660.00	82,297.14	2,127,048.69	2,368,400.00	241,351.31	2,368,400.00
Reserve							
90-9010-03 - Reserve Concrete/Asphalt	-	-	-	19,890.00	-	(19,890.00)	-
90-9050-03 - Reserve Landscape	-	-	-	75,211.58	-	(75,211.58)	-
90-9055-03 - Reserve Expense - Playground	-	-	-	6,810.00	-	(6,810.00)	-
90-9060-03 - Reserve Pools	-	-	-	27,574.11	-	(27,574.11)	-
Total Reserve	-	-	-	129,485.69	-	(129,485.69)	-
Total Expense	74,362.86	156,660.00	82,297.14	2,256,534.38	2,368,400.00	111,865.62	2,368,400.00
Operating Net Total	113,950.38	24,390.00	89,560.38	(29,168.16)	(137,800.00)	108,631.84	(137,800.00)

Colliers Hill Master Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
50-5300-01 - Reserve Fund Balance	-	-	-	(50,920.09)	-	50,920.09	-
Total Expense	-	-	-	(50,920.09)	-	50,920.09	-
Reserve							
90-9050-03 - Reserve Landscape	-	-	-	68,148.74	-	(68,148.74)	-
90-9060-03 - Reserve Pools	-	-	-	69,635.88	-	(69,635.88)	-
Total Reserve	-	-	-	137,784.62	-	(137,784.62)	-
Total Expense	-	-	-	86,864.53	-	(86,864.53)	-
Reserve Net Total	-	-	-	(86,864.53)	-	(86,864.53)	-
Net Total	113,950.38	24,390.00	89,560.38	(116,032.69)	(137,800.00)	21,767.31	(137,800.00)