

# **Financial Report Package**

**Prepared for**

**Colliers Hill Master Association**

**Period ending:  
03/31/2026**

**By**

**Professional Community Services**

# Colliers Hill Master Association

Balance Sheet as of 3/31/2026

| <b>Assets</b>                                    | <b>Operating</b>      | <b>Reserve</b>      | <b>Total</b>          |
|--|-----------------------|---------------------|-----------------------|
| <b>Asset</b>                                     |                       |                     |                       |
| 10-1012-00 - Operating Account - Enterprise Bank | \$441,283.02          |                     | \$441,283.02          |
| 10-1050-22 - Operating Savings - Enterprise Bank | \$10,338.50           |                     | \$10,338.50           |
| 10-1062-00 - Working Capital - Enterprise Bank   | \$10,229.94           |                     | \$10,229.94           |
| 12-1212-00 - Reserve Account - Enterprise Bank   |                       | \$3,605.57          | \$3,605.57            |
| 12-1215-00 - Reserve Account - Dain Rauscher     |                       | \$822,791.18        | \$822,791.18          |
| 13-1300-00 - Accounts Receivable                 | \$138,761.48          |                     | \$138,761.48          |
| 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           |
| <b>Total Asset</b>                               | <b>\$1,651,607.10</b> | <b>\$948,396.75</b> | <b>\$2,600,003.85</b> |
| <b>Total Assets</b>                              | <b>\$1,651,607.10</b> | <b>\$948,396.75</b> | <b>\$2,600,003.85</b> |
| <b>Liabilities / Equity</b>                      |                       |                     |                       |
| <b>Liability</b>                                 |                       |                     |                       |
| 22-2365-00 - Owner Refunds                       | (\$384.00)            |                     | (\$384.00)            |
| 22-2370-00 - Homeowner Credits                   | \$137,619.05          |                     | \$137,619.05          |
| 22-2390-00 - Accounts Payable                    | \$38,565.75           |                     | \$38,565.75           |
| <b>Total Liability</b>                           | <b>\$175,800.80</b>   |                     | <b>\$175,800.80</b>   |
| <b>Equity</b>                                    |                       |                     |                       |
| 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           |
| 30-3040-00 - Retained Earnings                   | (\$29,293.70)         | (\$34,505.48)       | (\$63,799.18)         |
| 30-3055-00 - Res: Due to Operating Fund          | \$122,000.00          | \$982,446.55        | \$1,104,446.55        |
| 30-3070-00 - Net Income                          | \$245,582.74          | \$455.68            | \$246,038.42          |
| 50-5200-00 - Operating Fund Balance              | \$1,093,258.50        |                     | \$1,093,258.50        |
| <b>Total Equity</b>                              | <b>\$1,475,806.30</b> | <b>\$948,396.75</b> | <b>\$2,424,203.05</b> |
| <b>Total Liabilities / Equity</b>                | <b>\$1,651,607.10</b> | <b>\$948,396.75</b> | <b>\$2,600,003.85</b> |

# Colliers Hill Master Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

|  | Current Period    |                   |                   | Year To Date      |                   |                 | Annual Budget       |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|---------------------|
|  | Actual            | Budget            | Variance          | Actual            | Budget            | Variance        |                     |
| <b>Operating Income</b>                    |                   |                   |                   |                   |                   |                 |                     |
| <b>Income</b>                              |                   |                   |                   |                   |                   |                 |                     |
| 63-6300-00 - Owner Assessment              | 182,930.34        | 184,512.00        | (1,581.66)        | 546,349.91        | 553,536.00        | (7,186.09)      | 2,214,144.00        |
| 63-6301-00 - Homeowner Assessment - Villas | 7,350.00          | 7,350.00          | -                 | 22,050.00         | 22,050.00         | -               | 88,200.00           |
| 63-6310-00 - Builder Assessment            | -                 | 3,833.33          | (3,833.33)        | -                 | 11,499.99         | (11,499.99)     | 46,000.00           |
| 63-6350-00 - Interest                      | 5.25              | -                 | 5.25              | 15.27             | -                 | 15.27           | -                   |
| 63-6355-00 - W/C Capitalization            | 192.00            | 1,166.67          | (974.67)          | 1,152.00          | 3,500.01          | (2,348.01)      | 14,000.00           |
| 63-6356-00 - W/C Contribution - The Villas | -                 | -                 | -                 | 22,290.84         | -                 | 22,290.84       | -                   |
| 63-6370-00 - Miscellaneous Income          | -                 | -                 | -                 | 367.22            | -                 | 367.22          | -                   |
| 63-6374-00 - Amenity User Fee              | -                 | -                 | -                 | 7,688.40          | -                 | 7,688.40        | -                   |
| <b>Total Income</b>                        | <b>190,477.59</b> | <b>196,862.00</b> | <b>(6,384.41)</b> | <b>599,913.64</b> | <b>590,586.00</b> | <b>9,327.64</b> | <b>2,362,344.00</b> |
| <b>Total Income</b>                        | <b>190,477.59</b> | <b>196,862.00</b> | <b>(6,384.41)</b> | <b>599,913.64</b> | <b>590,586.00</b> | <b>9,327.64</b> | <b>2,362,344.00</b> |

## Operating Expense

|  |           |           |            |            |            |             |            |
|--|-----------|-----------|------------|------------|------------|-------------|------------|
| <b>Expense</b>                                       |           |           |            |            |            |             |            |
| 64-6400-00 - Water / Sewer                           | -         | -         | -          | 2,053.31   | -          | (2,053.31)  | -          |
| 64-6401-00 - Irrigation Water - Master               | 950.00    | 9,166.67  | 8,216.67   | 1,265.29   | 27,500.01  | 26,234.72   | 110,000.00 |
| 64-6406-00 - Electricity - Master                    | 1,154.01  | 2,000.00  | 845.99     | 3,858.35   | 6,000.00   | 2,141.65    | 24,000.00  |
| 64-6407-00 - Electricity - Villas                    | 110.03    | -         | (110.03)   | 302.69     | -          | (302.69)    | -          |
| 64-6407-01 - Clubhouses-Electricity                  | 1,422.10  | -         | (1,422.10) | 4,124.67   | -          | (4,124.67)  | -          |
| 64-6408-00 - Clubhouse-Telephone/Communication       | 644.76    | -         | (644.76)   | 3,152.38   | -          | (3,152.38)  | -          |
| 64-6410-00 - Trash/Recycling                         | 39,789.28 | 38,750.00 | (1,039.28) | 130,347.27 | 116,250.00 | (14,097.27) | 465,000.00 |
| 64-6412-00 - Snow Removal - Master                   | -         | 4,166.67  | 4,166.67   | 8,176.00   | 12,500.01  | 4,324.01    | 50,000.00  |
| 64-6412-01 - Snow Removal - Villas                   | -         | -         | -          | 803.90     | -          | (803.90)    | -          |
| 64-6419-00 - Landscape Renovations / Trees           | 3,918.33  | 5,416.67  | 1,498.34   | 7,518.33   | 16,250.01  | 8,731.68    | 65,000.00  |
| 64-6420-00 - Landscape Contract - Master             | 12,796.43 | 38,750.00 | 25,953.57  | 38,389.27  | 116,250.00 | 77,860.73   | 465,000.00 |
| 64-6420-01 - Landscape Contract - Villas             | 1,368.08  | -         | (1,368.08) | 4,104.24   | -          | (4,104.24)  | -          |
| 64-6420-02 - Landscape Contract - Overlook           | 305.61    | -         | (305.61)   | 916.81     | -          | (916.81)    | -          |
| 64-6420-03 - Landscape Contract - Ascent             | 399.56    | -         | (399.56)   | 1,198.68   | -          | (1,198.68)  | -          |
| 64-6421-00 - Pond/Storm Drainage Maintenance         | -         | 2,250.00  | 2,250.00   | -          | 6,750.00   | 6,750.00    | 27,000.00  |
| 64-6422-00 - Irrigation / Sprinkler Repair - Master  | -         | 5,583.33  | 5,583.33   | 6,355.50   | 16,749.99  | 10,394.49   | 67,000.00  |
| 64-6422-01 - Irrigation/Sprinkler Repair - Villas    | -         | -         | -          | 498.00     | -          | (498.00)    | -          |
| 64-6426-00 - Clubhouse-Management/Events             | 13,583.18 | 11,653.33 | (1,929.85) | 36,883.18  | 34,959.99  | (1,923.19)  | 139,840.00 |
| 64-6427-00 - Grounds Maintenance & Supplies          | 827.84    | 1,500.00  | 672.16     | 2,825.69   | 4,500.00   | 1,674.31    | 18,000.00  |
| 64-6427-01 - Grounds Maintenance & Supplies - Villas | 99.43     | -         | (99.43)    | 323.15     | -          | (323.15)    | -          |
| 64-6428-00 - Clubhouse-Supplies                      | 740.58    | 4,166.67  | 3,426.09   | 6,687.51   | 12,500.01  | 5,812.50    | 50,000.00  |
| 64-6429-00 - Pool-Chemicals/Supplies                 | 790.86    | 5,000.00  | 4,209.14   | 790.86     | 15,000.00  | 14,209.14   | 60,000.00  |
| 64-6430-00 - Pool-Repairs/Maintenance                | 162.00    | 2,500.00  | 2,338.00   | 5,970.17   | 7,500.00   | 1,529.83    | 30,000.00  |

# Colliers Hill Master Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

|  | Current Period   |                   |                   | Year To Date      |                    |                   | Annual Budget       |
|--|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|---------------------|
|  | Actual           | Budget            | Variance          | Actual            | Budget             | Variance          |                     |
| <b>Operating Expense</b>                         |                  |                   |                   |                   |                    |                   |                     |
| 64-6439-00 - Clubhouses-Gas                      | -                | 5,416.67          | 5,416.67          | -                 | 16,250.01          | 16,250.01         | 65,000.00           |
| 64-6440-00 - Clubhouse-Repairs/Maint             | 12,057.35        | 5,000.00          | (7,057.35)        | 42,391.99         | 15,000.00          | (27,391.99)       | 60,000.00           |
| 64-6441-00 - Pool-Management/Monitors            | -                | 9,533.33          | 9,533.33          | -                 | 28,599.99          | 28,599.99         | 114,400.00          |
| 64-6443-00 - The Villas Expenses                 | -                | 6,750.00          | 6,750.00          | -                 | 20,250.00          | 20,250.00         | 81,000.00           |
| 64-6447-00 - Playground Maintenance / Repair     | -                | 416.67            | 416.67            | -                 | 1,250.01           | 1,250.01          | 5,000.00            |
| 64-6460-00 - Fence Maintenance/Repair            | -                | 583.33            | 583.33            | 550.00            | 1,749.99           | 1,199.99          | 7,000.00            |
| 64-6499-00 - Holiday Lighting                    | -                | 3,000.00          | 3,000.00          | 13,868.00         | 9,000.00           | (4,868.00)        | 36,000.00           |
| 65-6505-00 - Professional Fee - Legal            | 1,785.00         | 416.67            | (1,368.33)        | 3,603.00          | 1,250.01           | (2,352.99)        | 5,000.00            |
| 65-6508-00 - Professional Fee - Legal Collection | -                | 125.00            | 125.00            | -                 | 375.00             | 375.00            | 1,500.00            |
| 65-6510-00 - Professional Fee - Audit/Accounting | -                | 100.00            | 100.00            | -                 | 300.00             | 300.00            | 1,200.00            |
| 65-6515-00 - Professional Fee - Management/Other | -                | 11,333.33         | 11,333.33         | 21,775.10         | 33,999.99          | 12,224.89         | 136,000.00          |
| 65-6520-00 - Insurance Coverage                  | -                | 2,083.33          | 2,083.33          | -                 | 6,249.99           | 6,249.99          | 25,000.00           |
| 65-6530-00 - General Admin/Business Supply       | -                | 2,916.67          | 2,916.67          | 7,022.56          | 8,750.01           | 1,727.45          | 35,000.00           |
| 65-6540-00 - Bank Charges / Coupon               | (295.00)         | -                 | 295.00            | (1,425.00)        | -                  | 1,425.00          | -                   |
| 65-6590-00 - Bad Debt Expense                    | -                | 500.00            | 500.00            | -                 | 500.00             | 500.00            | 2,500.00            |
| 75-7500-00 - Reserve Contributions               | -                | 26,667.00         | 26,667.00         | -                 | 80,000.00          | 80,000.00         | 320,000.00          |
| <b>Total Expense</b>                             | <b>92,609.43</b> | <b>205,745.34</b> | <b>113,135.91</b> | <b>354,330.90</b> | <b>616,235.02</b>  | <b>261,904.12</b> | <b>2,465,440.00</b> |
| <b>Total Expense</b>                             | <b>92,609.43</b> | <b>205,745.34</b> | <b>113,135.91</b> | <b>354,330.90</b> | <b>616,235.02</b>  | <b>261,904.12</b> | <b>2,465,440.00</b> |
| <b>Operating Net Total</b>                       | <b>97,868.16</b> | <b>(8,883.34)</b> | <b>106,751.50</b> | <b>245,582.74</b> | <b>(25,649.02)</b> | <b>271,231.76</b> | <b>(103,096.00)</b> |

# Colliers Hill Master Association

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

|                                      | Current Period    |                   |                   | Year To Date      |                    |                   | Annual Budget       |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|---------------------|
|                                      | Actual            | Budget            | Variance          | Actual            | Budget             | Variance          |                     |
| <b>Reserve Income</b>                |                   |                   |                   |                   |                    |                   |                     |
| <b>Reserve</b>                       |                   |                   |                   |                   |                    |                   |                     |
| 80-8150-02 - Reserve Interest        | 1,526.07          | -                 | 1,526.07          | 4,086.50          | -                  | 4,086.50          | -                   |
| <b>Total Reserve</b>                 | <b>1,526.07</b>   | <b>-</b>          | <b>1,526.07</b>   | <b>4,086.50</b>   | <b>-</b>           | <b>4,086.50</b>   | <b>-</b>            |
| <b>Total Income</b>                  | <b>1,526.07</b>   | <b>-</b>          | <b>1,526.07</b>   | <b>4,086.50</b>   | <b>-</b>           | <b>4,086.50</b>   | <b>-</b>            |
| <b>Reserve Expense</b>               |                   |                   |                   |                   |                    |                   |                     |
| <b>Reserve</b>                       |                   |                   |                   |                   |                    |                   |                     |
| 80-8155-02 - Reserve Change in Value | 6,354.12          | -                 | (6,354.12)        | 3,630.82          | -                  | (3,630.82)        | -                   |
| <b>Total Reserve</b>                 | <b>6,354.12</b>   | <b>-</b>          | <b>(6,354.12)</b> | <b>3,630.82</b>   | <b>-</b>           | <b>(3,630.82)</b> | <b>-</b>            |
| <b>Total Expense</b>                 | <b>6,354.12</b>   | <b>-</b>          | <b>(6,354.12)</b> | <b>3,630.82</b>   | <b>-</b>           | <b>(3,630.82)</b> | <b>-</b>            |
| <b>Reserve Net Total</b>             | <b>(4,828.05)</b> | <b>-</b>          | <b>(4,828.05)</b> | <b>455.68</b>     | <b>-</b>           | <b>455.68</b>     | <b>-</b>            |
| <b>Net Total</b>                     | <b>93,040.11</b>  | <b>(8,883.34)</b> | <b>101,923.45</b> | <b>246,038.42</b> | <b>(25,649.02)</b> | <b>271,687.44</b> | <b>(103,096.00)</b> |