

Financial Report Package

Prepared for

Colliers Hill Master Association

**Period ending:
04/30/2026**

By

Professional Community Services

Colliers Hill Master Association

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$442,473.73		\$442,473.73
10-1050-22 - Operating Savings - Enterprise Bank	\$10,341.04		\$10,341.04
10-1062-00 - Working Capital - Enterprise Bank	\$10,232.46		\$10,232.46
12-1212-00 - Reserve Account - Enterprise Bank		\$3,606.46	\$3,606.46
12-1215-00 - Reserve Account - Dain Rauscher		\$822,255.53	\$822,255.53
13-1300-00 - Accounts Receivable	\$131,431.56		\$131,431.56
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	\$1,645,472.95	\$947,861.99	\$2,593,334.94

Total Assets	\$1,645,472.95	\$947,861.99	\$2,593,334.94
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Liabilities / Equity	Operating	Reserve	Total
Liability			
22-2365-00 - Owner Refunds	(\$384.00)		(\$384.00)
22-2370-00 - Homeowner Credits	\$114,630.89		\$114,630.89
22-2390-00 - Accounts Payable	\$26,980.33		\$26,980.33
Total Liability	\$141,227.22		\$141,227.22

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
30-3040-00 - 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	\$274,022.17	(\$79.08)	\$273,943.09
50-5200-00 - Operating Fund Balance	\$1,093,258.50		\$1,093,258.50
Total Equity	\$1,504,245.73	\$947,861.99	\$2,452,107.72

Total Liabilities / Equity	\$1,645,472.95	\$947,861.99	\$2,593,334.94
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Colliers Hill Master Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	184,224.00	184,512.00	(288.00)	730,488.20	738,048.00	(7,559.80)	2,214,144.00
63-6301-00 - Homeowner Assessment - Villas	7,275.00	7,350.00	(75.00)	29,325.00	29,400.00	(75.00)	88,200.00
63-6310-00 - Builder Assessment	-	3,833.33	(3,833.33)	-	15,333.32	(15,333.32)	46,000.00
63-6350-00 - Interest	5.06	-	5.06	20.33	-	20.33	-
63-6355-00 - W/C Capitalization	-	1,166.67	(1,166.67)	1,152.00	4,666.68	(3,514.68)	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	-
Total Income	191,504.06	196,862.00	(5,357.94)	791,331.99	787,448.00	3,883.99	2,362,344.00
Total Income	191,504.06	196,862.00	(5,357.94)	791,331.99	787,448.00	3,883.99	2,362,344.00

Operating Expense

Expense							
64-6400-00 - Water / Sewer	414.69	-	(414.69)	3,216.51	-	(3,216.51)	-
64-6401-00 - Irrigation Water - Master	-	9,166.67	9,166.67	1,265.29	36,666.68	35,401.39	110,000.00
64-6401-01 - Irrigation Water - Villas	210.07	-	(210.07)	383.99	-	(383.99)	-
64-6406-00 - Electricity - Master	889.05	2,000.00	1,110.95	4,747.40	8,000.00	3,252.60	24,000.00
64-6407-00 - Electricity - Villas	122.98	-	(122.98)	425.67	-	(425.67)	-
64-6407-01 - Clubhouses-Electricity	962.54	-	(962.54)	5,087.21	-	(5,087.21)	-
64-6408-00 - Clubhouse-Telephone/Communication	1,262.43	-	(1,262.43)	4,414.81	-	(4,414.81)	-
64-6410-00 - Trash/Recycling	40,201.48	38,750.00	(1,451.48)	170,548.75	155,000.00	(15,548.75)	465,000.00
64-6412-00 - Snow Removal - Master	-	4,166.67	4,166.67	8,176.00	16,666.68	8,490.68	50,000.00
64-6412-01 - Snow Removal - Villas	-	-	-	803.90	-	(803.90)	-
64-6419-00 - Landscape Renovations / Trees	-	5,416.67	5,416.67	7,518.33	21,666.68	14,148.35	65,000.00
64-6420-00 - Landscape Contract - Master	37,292.43	38,750.00	1,457.57	75,681.70	155,000.00	79,318.30	465,000.00
64-6420-01 - Landscape Contract - Villas	3,986.98	-	(3,986.98)	8,091.22	-	(8,091.22)	-
64-6420-02 - Landscape Contract - Overlook	890.61	-	(890.61)	1,807.42	-	(1,807.42)	-
64-6420-03 - Landscape Contract - Ascent	1,164.43	-	(1,164.43)	2,363.11	-	(2,363.11)	-
64-6421-00 - Pond/Storm Drainage Maintenance	-	2,250.00	2,250.00	-	9,000.00	9,000.00	27,000.00
64-6422-00 - Irrigation / Sprinkler Repair - Master	5,083.53	5,583.33	499.80	11,439.03	22,333.32	10,894.29	67,000.00
64-6422-01 - Irrigation/Sprinkler Repair - Villas	-	-	-	498.00	-	(498.00)	-
64-6426-00 - Clubhouse-Management/Events	34,530.00	11,653.33	(22,876.67)	71,788.63	46,613.32	(25,175.31)	139,840.00
64-6427-00 - Grounds Maintenance & Supplies	927.84	1,500.00	572.16	3,753.53	6,000.00	2,246.47	18,000.00
64-6427-01 - Grounds Maintenance & Supplies - Villas	99.43	-	(99.43)	422.58	-	(422.58)	-
64-6428-00 - Clubhouse-Supplies	5,397.04	4,166.67	(1,230.37)	12,084.55	16,666.68	4,582.13	50,000.00
64-6429-00 - Pool-Chemicals/Supplies	-	5,000.00	5,000.00	790.86	20,000.00	19,209.14	60,000.00

Colliers Hill Master Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
64-6430-00 - Pool-Repairs/Maintenance	7,500.00	2,500.00	(5,000.00)	13,470.17	10,000.00	(3,470.17)	30,000.00
64-6439-00 - Clubhouse & Pool-Utilities	1,596.79	5,416.67	3,819.88	1,596.79	21,666.68	20,069.89	65,000.00
64-6440-00 - Clubhouse-Repairs/Maint	3,088.03	5,000.00	1,911.97	45,480.02	20,000.00	(25,480.02)	60,000.00
64-6441-00 - Pool-Management/Monitors	-	9,533.33	9,533.33	-	38,133.32	38,133.32	114,400.00
64-6443-00 - The Villas Expenses	-	6,750.00	6,750.00	-	27,000.00	27,000.00	81,000.00
64-6447-00 - Playground Maintenance / Repair	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
64-6460-00 - Fence Maintenance/Repair	-	583.33	583.33	550.00	2,333.32	1,783.32	7,000.00
64-6499-00 - Holiday Lighting	-	3,000.00	3,000.00	13,868.00	12,000.00	(1,868.00)	36,000.00
65-6505-00 - Professional Fee - Legal	2,590.00	416.67	(2,173.33)	6,193.00	1,666.68	(4,526.32)	5,000.00
65-6508-00 - Professional Fee - Legal Collection	-	125.00	125.00	-	500.00	500.00	1,500.00
65-6510-00 - Professional Fee - Audit/Accounting	-	100.00	100.00	-	400.00	400.00	1,200.00
65-6515-00 - Professional Fee - Management/Other	-	11,333.33	11,333.33	32,673.95	45,333.32	12,659.37	136,000.00
65-6520-00 - Insurance Coverage	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
65-6530-00 - General Admin/Business Supply	2,443.92	2,916.67	472.75	9,839.40	11,666.68	1,827.28	35,000.00
65-6540-00 - Bank Charges / Coupon	(245.00)	-	245.00	(1,670.00)	-	1,670.00	-
65-6590-00 - Bad Debt Expense	-	-	-	-	500.00	500.00	2,500.00
75-7500-00 - Reserve Contributions	-	26,666.00	26,666.00	-	106,666.00	106,666.00	320,000.00
Total Expense	150,409.27	205,244.34	54,835.07	517,309.82	821,479.36	304,169.54	2,465,440.00
Total Expense	150,409.27	205,244.34	54,835.07	517,309.82	821,479.36	304,169.54	2,465,440.00
Operating Net Total	41,094.79	(8,382.34)	49,477.13	274,022.17	(34,031.36)	308,053.53	(103,096.00)

Colliers Hill Master Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve							
80-8150-02 - Reserve Interest	2,053.02	-	2,053.02	6,139.52	-	6,139.52	-
Total Reserve	2,053.02	-	2,053.02	6,139.52	-	6,139.52	-
Total Income	2,053.02	-	2,053.02	6,139.52	-	6,139.52	-
Reserve Expense							
Reserve							
80-8155-02 - Reserve Change in Value	2,587.78	-	(2,587.78)	6,218.60	-	(6,218.60)	-
Total Reserve	2,587.78	-	(2,587.78)	6,218.60	-	(6,218.60)	-
Total Expense	2,587.78	-	(2,587.78)	6,218.60	-	(6,218.60)	-
Reserve Net Total	(534.76)	-	(534.76)	(79.08)	-	(79.08)	-
Net Total	40,560.03	(8,382.34)	48,942.37	273,943.09	(34,031.36)	307,974.45	(103,096.00)