

Financial Report Package

Prepared for

Colliers Hill Master Association

**Period ending:
01/31/2026**

By

Professional Community Services

Colliers Hill Master Association

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$265,249.63		\$265,249.63
10-1050-22 - Operating Savings - Enterprise Bank	\$10,333.48		\$10,333.48
10-1062-00 - Working Capital - Enterprise Bank	\$10,224.98		\$10,224.98
12-1212-00 - Reserve Account - Enterprise Bank		\$3,603.82	\$3,603.82
12-1215-00 - Reserve Account - Dain Rauscher		\$822,313.30	\$822,313.30
13-1300-00 - Accounts Receivable	\$162,182.66		\$162,182.66
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	\$1,498,984.91	\$947,917.12	\$2,446,902.03

Total Assets	\$1,498,984.91	\$947,917.12	\$2,446,902.03
---------------------	-----------------------	---------------------	-----------------------

Liabilities / Equity	Operating	Reserve	Total
Liability			
22-2365-00 - Owner Refunds	(\$384.00)		(\$384.00)
22-2370-00 - Homeowner Credits	\$112,156.02		\$112,156.02
22-2390-00 - Accounts Payable	\$11,327.43		\$11,327.43
Total Liability	\$123,099.45		\$123,099.45

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	\$36,006.60	(\$34,505.48)	\$1,501.12
30-3055-00 - Res: Due to Operating Fund	\$122,000.00	\$982,446.55	\$1,104,446.55
30-3070-00 - Net Income	\$80,301.60	(\$23.95)	\$80,277.65
50-5200-00 - Operating Fund Balance	\$1,093,318.50		\$1,093,318.50
Total Equity	\$1,375,885.46	\$947,917.12	\$2,323,802.58

Total Liabilities / Equity	\$1,498,984.91	\$947,917.12	\$2,446,902.03
-----------------------------------	-----------------------	---------------------	-----------------------

Colliers Hill Master Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	179,850.03	184,512.00	(4,661.97)	179,850.03	184,512.00	(4,661.97)	2,214,144.00
63-6301-00 - Homeowner Assessment - Villas	7,350.00	7,350.00	-	7,350.00	7,350.00	-	88,200.00
63-6310-00 - Builder Assessment	-	3,833.33	(3,833.33)	-	3,833.33	(3,833.33)	46,000.00
63-6350-00 - Interest	5.29	-	5.29	5.29	-	5.29	-
63-6355-00 - W/C Capitalization	384.00	1,166.67	(782.67)	384.00	1,166.67	(782.67)	14,000.00
63-6370-00 - Miscellaneous Income	166.82	-	166.82	166.82	-	166.82	-
Total Income	187,756.14	196,862.00	(9,105.86)	187,756.14	196,862.00	(9,105.86)	2,362,344.00
Total Income	187,756.14	196,862.00	(9,105.86)	187,756.14	196,862.00	(9,105.86)	2,362,344.00

Operating Expense

Expense							
64-6401-00 - Irrigation Water - Master	371.50	1,200.00	828.50	371.50	1,200.00	828.50	110,000.00
64-6406-00 - Electricity - Master	1,033.19	1,000.00	(33.19)	1,033.19	1,000.00	(33.19)	24,000.00
64-6407-00 - Electricity - Villas	-	325.00	325.00	-	325.00	325.00	3,900.00
64-6410-00 - Trash/Recycling	44,757.20	38,750.00	(6,007.20)	44,757.20	38,750.00	(6,007.20)	465,000.00
64-6412-00 - Snow Removal - Master	8,176.00	10,000.00	1,824.00	8,176.00	10,000.00	1,824.00	50,000.00
64-6412-01 - Snow Removal - Villas	803.90	1,200.00	396.10	803.90	1,200.00	396.10	8,900.00
64-6419-00 - Landscape Renovations / Trees	-	2,500.00	2,500.00	-	2,500.00	2,500.00	65,000.00
64-6420-00 - Landscape Contract - Master	12,796.42	16,527.00	3,730.58	12,796.42	16,527.00	3,730.58	413,168.00
64-6420-01 - Landscape Contract - Villas	1,368.08	1,100.00	(268.08)	1,368.08	1,100.00	(268.08)	34,200.00
64-6420-02 - Landscape Contract - Overlook	305.60	350.00	44.40	305.60	350.00	44.40	7,640.00
64-6420-03 - Landscape Contract - Ascent	399.56	314.00	(85.56)	399.56	314.00	(85.56)	9,989.00
64-6421-00 - Pond/Storm Drainage Maintenance	-	2,250.00	2,250.00	-	2,250.00	2,250.00	27,000.00
64-6422-00 - Irrigation / Sprinkler Repair - Master	-	1,000.00	1,000.00	-	1,000.00	1,000.00	67,000.00
64-6426-00 - Clubhouse-Management/Events	11,550.00	11,653.33	103.33	11,550.00	11,653.33	103.33	139,840.00
64-6427-00 - Grounds Maintenance & Supplies	1,034.81	1,500.00	465.19	1,034.81	1,500.00	465.19	18,000.00
64-6427-01 - Grounds Maintenance & Supplies - Villas	124.29	104.17	(20.12)	124.29	104.17	(20.12)	1,250.00
64-6428-00 - Clubhouse-Supplies	169.00	4,166.67	3,997.67	169.00	4,166.67	3,997.67	50,000.00
64-6429-00 - Pool-Chemicals/Supplies	-	500.00	500.00	-	500.00	500.00	60,000.00
64-6430-00 - Pool-Repairs/Maintenance	-	-	-	-	-	-	30,000.00
64-6439-00 - Clubhouse & Pool-Utilities	2,847.11	5,416.67	2,569.56	2,847.11	5,416.67	2,569.56	65,000.00
64-6440-00 - Clubhouse-Repairs/Maint	8,149.88	5,000.00	(3,149.88)	8,149.88	5,000.00	(3,149.88)	60,000.00
64-6441-00 - Pool-Management/Monitors	-	-	-	-	-	-	114,400.00
64-6447-00 - Playground Maintenance / Repair	-	-	-	-	-	-	5,000.00
64-6460-00 - Fence Maintenance/Repair	550.00	250.00	(300.00)	550.00	250.00	(300.00)	7,000.00
64-6499-00 - Holiday Lighting	13,868.00	-	(13,868.00)	13,868.00	-	(13,868.00)	36,000.00

Colliers Hill Master Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
65-6505-00 - Professional Fee - Legal	-	416.67	416.67	-	416.67	416.67	5,000.00
65-6508-00 - Professional Fee - Legal Collection	-	125.00	125.00	-	125.00	125.00	1,500.00
65-6510-00 - Professional Fee - Audit/Accounting	-	100.00	100.00	-	100.00	100.00	1,200.00
65-6515-00 - Professional Fee - Management/Other	-	11,333.33	11,333.33	-	11,333.33	11,333.33	136,000.00
65-6520-00 - Insurance Coverage	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
65-6530-00 - General Admin/Business Supply	-	2,916.67	2,916.67	-	2,916.67	2,916.67	35,000.00
65-6540-00 - Bank Charges / Coupon	(850.00)	-	850.00	(850.00)	-	850.00	-
65-6590-00 - Bad Debt Expense	-	-	-	-	-	-	2,500.00
75-7500-00 - Reserve Contributions	-	26,666.00	26,666.00	-	26,666.00	26,666.00	320,000.00
Total Expense	107,454.54	148,747.84	41,293.30	107,454.54	148,747.84	41,293.30	2,398,487.00
Total Expense	107,454.54	148,747.84	41,293.30	107,454.54	148,747.84	41,293.30	2,398,487.00
Operating Net Total	80,301.60	48,114.16	32,187.44	80,301.60	48,114.16	32,187.44	(36,143.00)

Colliers Hill Master Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve							
80-8150-02 - Reserve Interest	1,662.03	-	1,662.03	1,662.03	-	1,662.03	-
Total Reserve	1,662.03	-	1,662.03	1,662.03	-	1,662.03	-
Total Income	1,662.03	-	1,662.03	1,662.03	-	1,662.03	-

Reserve Expense

Reserve							
80-8155-02 - Reserve Change in Value	1,685.98	-	(1,685.98)	1,685.98	-	(1,685.98)	-
Total Reserve	1,685.98	-	(1,685.98)	1,685.98	-	(1,685.98)	-
Total Expense	1,685.98	-	(1,685.98)	1,685.98	-	(1,685.98)	-
Reserve Net Total	(23.95)	-	(23.95)	(23.95)	-	(23.95)	-
Net Total	80,277.65	48,114.16	32,163.49	80,277.65	48,114.16	32,163.49	(36,143.00)