

Plum Creek North Master (CO-Castle Rock)

Balance Sheet

Period 09/30/2023

Assets

Cash

Cking - Western Alliance	18,017.72
Reserve MMA - Western Alliance	39,274.46
Reserve MMA Legal - Western Alliance	26,969.28
Total Cash	<u>84,261.46</u>

Total Assets

84,261.46

Liabilities & Equity

Other Liabilities

Run Through	90.00
Refundable Deposits	480.00
Total Other Liabilities	<u>570.00</u>

Prepaid Assessments

Prepaid Income	12,330.39
Total Prepaid Assessments	<u>12,330.39</u>

Fund Balance

Fund Change-RE Oper	22,998.86
Fund Change-RE Reserve	58,431.11
Tran Direct Fr Assn	1,135.08
Fund Change	<u>(11,203.98)</u>
Total Fund Balance	<u>71,361.07</u>

Total Liabilities & Equity

84,261.46

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	2,775.00	99.99%	18,436.10	106.03%
Total Assessments	2,775.00	99.99%	18,436.10	106.03%
Other Income				
Interest Income	0.39	0.01%	4.19	0.02%
Late Fee	0.00	0.00%	28.14	0.16%
Miscl Income	0.00	0.00%	(1,130.00)	-6.50%
NSF Fees	0.00	0.00%	50.00	0.29%
Total Other Income	0.39	0.01%	(1,047.67)	-6.03%
Total Income	2,775.39	100.00%	17,388.43	100.00%
Expense				
Administrative Expenses				
Arch Review Fee	129.90	9.71%	129.90	0.44%
Bank Charges	0.00	0.00%	100.00	0.34%
Copies	101.05	7.56%	3,002.19	10.14%
Admin-AR Fees	20.00	1.50%	20.00	0.07%
Legal Expense	0.00	0.00%	4,743.00	16.02%
Management Fees	750.00	56.09%	6,750.00	22.80%
Meeting Expense	0.00	0.00%	152.00	0.51%
Offsite Storage	0.00	0.00%	21.65	0.07%
Postage/Delivery	15.18	1.14%	644.32	2.18%
Printing-Coupons/Stmts	10.00	0.75%	20.00	0.07%
Total Administrative Expenses	1,026.13	76.74%	15,583.06	52.63%
Property Expenses				
Holiday Decorations	0.00	0.00%	437.32	1.48%
Total Property Expenses	0.00	0.00%	437.32	1.48%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	3,707.00	12.52%
Ins-F&EC or Package	0.00	0.00%	5,812.00	19.63%
Total Tax/Ins/Interest Exp	0.00	0.00%	9,519.00	32.15%
Transfer Proof				
Tran fr Oper to Res	0.00	0.00%	941.88	3.18%
Total Transfer Proof	0.00	0.00%	941.88	3.18%
Utility Expenses				
Electric	25.85	1.93%	256.10	0.86%
Phone Service	0.00	0.00%	59.74	0.20%
Trash	0.00	0.00%	1,370.92	4.63%
Water	285.22	21.33%	1,440.30	4.86%
Total Utility Expenses	311.07	23.26%	3,127.06	10.56%
Total Expense	1,337.20	100.00%	29,608.32	100.00%
Fund Change	1,438.19		(12,219.89)	

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserves				
<u>Income</u>				
Other Income				
Interest Income	8.16	100.00%	74.03	100.00%
Total Other Income	8.16	100.00%	74.03	100.00%
Total Income	8.16	100.00%	74.03	100.00%
<u>Expense</u>				
Transfer Proof				
Dep fr Oper to Res	0.00	0.00%	(941.88)	100.00%
Total Transfer Proof	0.00	0.00%	(941.88)	100.00%
Total Expense	0.00	0.00%	(941.88)	100.00%
Fund Change	8.16		1,015.91	

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	2,775.00	0.00	2,775.00	0.00%	18,436.10	0.00	18,436.10	0.00%	0.00
Total Assessments	2,775.00	0.00	2,775.00	0.00%	18,436.10	0.00	18,436.10	0.00%	0.00
Other Income									
Interest Income	0.39	0.00	0.39	0.00%	4.19	0.00	4.19	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	28.14	0.00	28.14	0.00%	0.00
Misc Income	0.00	0.00	0.00	0.00%	(1,130.00)	0.00	(1,130.00)	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Total Other Income	0.39	0.00	0.39	0.00%	(1,047.67)	0.00	(1,047.67)	0.00%	0.00
Total Income	2,775.39	0.00	2,775.39	0.00%	17,388.43	0.00	17,388.43	0.00%	0.00
Expense									
Administrative Expenses									
Arch Review Fee	129.90	0.00	129.90	0.00%	129.90	0.00	129.90	0.00%	0.00
Bank Charges	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Copies	101.05	0.00	101.05	0.00%	3,002.19	0.00	3,002.19	0.00%	0.00
Admin-AR Fees	20.00	0.00	20.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Legal Expense	0.00	0.00	0.00	0.00%	4,743.00	0.00	4,743.00	0.00%	0.00
Management Fees	750.00	0.00	750.00	0.00%	6,750.00	0.00	6,750.00	0.00%	0.00
Meeting Expense	0.00	0.00	0.00	0.00%	152.00	0.00	152.00	0.00%	0.00
Offsite Storage	0.00	0.00	0.00	0.00%	21.65	0.00	21.65	0.00%	0.00
Postage/Delivery	15.18	0.00	15.18	0.00%	644.32	0.00	644.32	0.00%	0.00
Printing-Coupons/Stmts	10.00	0.00	10.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Total Administrative Expenses	1,026.13	0.00	1,026.13	0.00%	15,583.06	0.00	15,583.06	0.00%	0.00
Property Expenses									
Holiday Decorations	0.00	0.00	0.00	0.00%	437.32	0.00	437.32	0.00%	0.00
Total Property Expenses	0.00	0.00	0.00	0.00%	437.32	0.00	437.32	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	3,707.00	0.00	3,707.00	0.00%	0.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	5,812.00	0.00	5,812.00	0.00%	0.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	9,519.00	0.00	9,519.00	0.00%	0.00
Transfer Proof									
Tran fr Oper to Res	0.00	0.00	0.00	0.00%	941.88	0.00	941.88	0.00%	0.00
Total Transfer Proof	0.00	0.00	0.00	0.00%	941.88	0.00	941.88	0.00%	0.00
Utility Expenses									
Electric	25.85	0.00	25.85	0.00%	256.10	0.00	256.10	0.00%	0.00
Phone Service	0.00	0.00	0.00	0.00%	59.74	0.00	59.74	0.00%	0.00
Trash	0.00	0.00	0.00	0.00%	1,370.92	0.00	1,370.92	0.00%	0.00
Water	285.22	0.00	285.22	0.00%	1,440.30	0.00	1,440.30	0.00%	0.00
Total Utility Expenses	311.07	0.00	311.07	0.00%	3,127.06	0.00	3,127.06	0.00%	0.00
Total Expense	1,337.20	0.00	1,337.20	0.00%	29,608.32	0.00	29,608.32	0.00%	0.00
Fund Change	1,438.19	0.00	1,438.19	0.00%	(12,219.89)	0.00	(12,219.89)	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Income</u>									
Other Income									
Interest Income	8.16	0.00	8.16	0.00%	74.03	0.00	74.03	0.00%	0.00
Total Other Income	8.16	0.00	8.16	0.00%	74.03	0.00	74.03	0.00%	0.00
Total Income	8.16	0.00	8.16	0.00%	74.03	0.00	74.03	0.00%	0.00
<u>Expense</u>									
Transfer Proof									
Dep fr Oper to Res	0.00	0.00	0.00	0.00%	(941.88)	0.00	(941.88)	0.00%	0.00
Total Transfer Proof	0.00	0.00	0.00	0.00%	(941.88)	0.00	(941.88)	0.00%	0.00
Total Expense	0.00	0.00	0.00	0.00%	(941.88)	0.00	(941.88)	0.00%	0.00
Fund Change	8.16	0.00	8.16	0.00%	1,015.91	0.00	1,015.91	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Operating														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	0	0	0	18,436	0	18,436
TOTAL Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	0	0	0	18,436	0	18,436
<u>Other Income</u>															
Interest Income	0	0	0	2	1	1	1	0	0	0	0	0	4	0	4
Late Fee	0	0	0	0	0	0	0	28	0	0	0	0	28	0	28
Misc Income	0	0	0	(1,130)	0	0	0	0	0	0	0	0	(1,130)	0	(1,130)
NSF Fees	0	0	0	0	0	50	0	0	0	0	0	0	50	0	50
TOTAL Other Income	0	0	0	(1,128)	1	51	1	29	0	0	0	0	(1,048)	0	(1,048)
TOTAL INCOME	(250)	0	0	8,622	303	3,324	1,234	1,382	2,775	0	0	0	17,388	0	17,388
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Arch Review Fee	0	0	0	0	0	0	0	0	130	0	0	0	130	0	130
Bank Charges	0	0	0	100	0	0	0	0	0	0	0	0	100	0	100
Copies	0	0	0	190	2,464	1,887	(1,741)	101	101	0	0	0	3,002	0	3,002
Admin-AR Fees	0	0	0	0	0	0	0	0	20	0	0	0	20	0	20
Legal Expense	0	0	0	460	0	0	4,053	230	0	0	0	0	4,743	0	4,743
Management Fees	0	0	0	3,000	750	750	750	750	750	0	0	0	6,750	0	6,750
Meeting Expense	0	0	0	0	152	0	0	0	0	0	0	0	152	0	152
Offsite Storage	0	0	0	22	0	0	0	0	0	0	0	0	22	0	22
Postage/Delivery	0	0	0	(178)	785	564	(553)	12	15	0	0	0	644	0	644
Printing-Coupons/Stmts	0	0	0	0	0	420	(410)	0	10	0	0	0	20	0	20
Social Events	0	0	0	0	0	0	56	(56)	0	0	0	0	0	0	0
TOTAL Administrative Expenses	0	0	0	3,593	4,152	3,620	2,155	1,037	1,026	0	0	0	15,583	0	15,583
<u>Property Expenses</u>															
Holiday Decorations	0	0	0	437	0	0	0	0	0	0	0	0	437	0	437
TOTAL Property Expenses	0	0	0	437	0	0	0	0	0	0	0	0	437	0	437
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	0	0	0	3,707	0	0	0	0	0	3,707	0	3,707
Ins-F&EC or Package	0	0	0	2,629	0	0	3,183	0	0	0	0	0	5,812	0	5,812
TOTAL Tax/Ins/Interest Exp	0	0	0	2,629	0	0	6,890	0	0	0	0	0	9,519	0	9,519
<u>Transfer Proof</u>															
Tran fr Oper to Res	0	0	0	942	0	0	0	0	0	0	0	0	942	0	942
TOTAL Transfer Proof	0	0	0	942	0	0	0	0	0	0	0	0	942	0	942
<u>Utility Expenses</u>															
Electric	0	0	0	127	25	25	26	26	26	0	0	0	256	0	256
Phone Service	0	0	0	0	0	60	0	0	0	0	0	0	60	0	60
Trash	0	0	0	0	1,371	0	0	0	0	0	0	0	1,371	0	1,371
Water	0	0	0	0	39	209	261	646	285	0	0	0	1,440	0	1,440
TOTAL Utility Expenses	0	0	0	127	1,435	294	287	672	311	0	0	0	3,127	0	3,127
TOTAL EXPENSES	0	0	0	7,728	5,587	3,915	9,332	1,709	1,337	0	0	0	29,608	0	29,608

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Operating														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
Excess Revenue / Expense	<u>(250)</u>	<u>0</u>	<u>0</u>	<u>893</u>	<u>(5,284)</u>	<u>(591)</u>	<u>(8,098)</u>	<u>(328)</u>	<u>1,438</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(12,220)</u>	<u>0</u>	<u>(12,220)</u>

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Reserves														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
INCOME															
Other Income															
Interest Income	0	0	0	32	8	8	8	8	8	0	0	0	74	0	74
TOTAL Other Income	0	0	0	32	8	8	8	8	8	0	0	0	74	0	74
TOTAL INCOME	0	0	0	32	8	8	8	8	8	0	0	0	74	0	74
EXPENSES															
Transfer Proof															
Dep fr Oper to Res	0	0	0	(942)	0	0	0	0	0	0	0	0	(942)	0	(942)
TOTAL Transfer Proof	0	0	0	(942)	0	0	0	0	0	0	0	0	(942)	0	(942)
TOTAL EXPENSES	0	0	0	(942)	0	0	0	0	0	0	0	0	(942)	0	(942)
Excess Revenue / Expense	0	0	0	974	8	8	8	8	8	0	0	0	1,016	0	1,016