

Plum Creek North Master (CO-Castle Rock)

Balance Sheet

Period 07/31/2023

Assets

Cash

Cking - Western Alliance	19,554.32	
Reserve MMA - Western Alliance	39,264.62	
Reserve MMA Legal - Western Alliance	26,962.53	
Total Cash	<u>85,781.47</u>	
Total Assets		<u><u>85,781.47</u></u>

Liabilities & Equity

Other Liabilities

Refundable Deposits	480.00	
Total Other Liabilities	<u>480.00</u>	

Prepaid Assessments

Prepaid Income	15,067.67	
Total Prepaid Assessments	<u>15,067.67</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	(12,331.25)	
Total Fund Balance	<u>70,233.80</u>	
Total Liabilities & Equity		<u><u>85,781.47</u></u>

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,233.00	99.95%	14,308.10	108.14%
Total Assessments	1,233.00	99.95%	14,308.10	108.14%
Other Income				
Interest Income	0.57	0.05%	3.33	0.03%
Misc Income	0.00	0.00%	(1,130.00)	-8.54%
NSF Fees	0.00	0.00%	50.00	0.38%
Total Other Income	0.57	0.05%	(1,076.67)	-8.14%
Total Income	1,233.57	100.00%	13,231.43	100.00%
Expense				
Administrative Expenses				
Bank Charges	0.00	0.00%	100.00	0.38%
Copies	(1,740.60)	-18.65%	2,800.24	10.54%
Legal Expense	4,053.00	43.43%	4,513.00	16.99%
Management Fees	750.00	8.04%	5,250.00	19.77%
Meeting Expense	0.00	0.00%	152.00	0.57%
Offsite Storage	0.00	0.00%	21.65	0.08%
Postage/Delivery	(553.17)	-5.93%	617.26	2.32%
Printing-Coupons/Stmts	(410.00)	-4.39%	10.00	0.04%
Social Events	56.00	0.60%	56.00	0.21%
Total Administrative Expenses	2,155.23	23.10%	13,520.15	50.90%
Property Expenses				
Holiday Decorations	0.00	0.00%	437.32	1.65%
Total Property Expenses	0.00	0.00%	437.32	1.65%
Tax/Ins/Interest Exp				
Ins-D & O	3,707.00	39.72%	3,707.00	13.96%
Ins-F&EC or Package	3,183.00	34.11%	5,812.00	21.88%
Total Tax/Ins/Interest Exp	6,890.00	73.83%	9,519.00	35.84%
Transfer Proof				
Tran fr Oper to Res	0.00	0.00%	941.88	3.55%
Total Transfer Proof	0.00	0.00%	941.88	3.55%
Utility Expenses				
Electric	25.96	0.28%	204.28	0.77%
Phone Service	0.00	0.00%	59.74	0.22%
Trash	0.00	0.00%	1,370.92	5.16%
Water	260.59	2.79%	508.71	1.92%
Total Utility Expenses	286.55	3.07%	2,143.65	8.07%
Total Expense	9,331.78	100.00%	26,562.00	100.00%
Fund Change	(8,098.21)		(13,330.57)	

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserves				
<u>Income</u>				
Other Income				
Interest Income	8.44	100.00%	57.44	100.00%
Total Other Income	8.44	100.00%	57.44	100.00%
Total Income	8.44	100.00%	57.44	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	8.44		999.32	

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	1,233.00	0.00	1,233.00	0.00%	14,308.10	0.00	14,308.10	0.00%	0.00
Total Assessments	1,233.00	0.00	1,233.00	0.00%	14,308.10	0.00	14,308.10	0.00%	0.00
Other Income									
Interest Income	0.57	0.00	0.57	0.00%	3.33	0.00	3.33	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	0.57	0.00	0.57	0.00%	(1,076.67)	0.00	(1,076.67)	0.00%	0.00
Total Income	1,233.57	0.00	1,233.57	0.00%	13,231.43	0.00	13,231.43	0.00%	0.00
Expense									
Administrative Expenses									
Bank Charges	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Copies	(1,740.60)	0.00	(1,740.60)	0.00%	2,800.24	0.00	2,800.24	0.00%	0.00
Legal Expense	4,053.00	0.00	4,053.00	0.00%	4,513.00	0.00	4,513.00	0.00%	0.00
Management Fees	750.00	0.00	750.00	0.00%	5,250.00	0.00	5,250.00	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	(553.17)	0.00	(553.17)	0.00%	617.26	0.00	617.26	0.00%	0.00
Printing-Coupons/Stmts	(410.00)	0.00	(410.00)	0.00%	10.00	0.00	10.00	0.00%	0.00
Social Events	56.00	0.00	56.00	0.00%	56.00	0.00	56.00	0.00%	0.00
Total Administrative Expenses	2,155.23	0.00	2,155.23	0.00%	13,520.15	0.00	13,520.15	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	3,707.00	0.00	3,707.00	0.00%	3,707.00	0.00	3,707.00	0.00%	0.00
Ins-F&EC or Package	3,183.00	0.00	3,183.00	0.00%	5,812.00	0.00	5,812.00	0.00%	0.00
Total Tax/Ins/Interest Exp	6,890.00	0.00	6,890.00	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	25.96	0.00	25.96	0.00%	204.28	0.00	204.28	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	260.59	0.00	260.59	0.00%	508.71	0.00	508.71	0.00%	0.00
Total Utility Expenses	286.55	0.00	286.55	0.00%	2,143.65	0.00	2,143.65	0.00%	0.00
Total Expense	9,331.78	0.00	9,331.78	0.00%	26,562.00	0.00	26,562.00	0.00%	0.00
Fund Change	(8,098.21)	0.00	(8,098.21)	0.00%	(13,330.57)	0.00	(13,330.57)	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Other Income									
Interest Income	8.44	0.00	8.44	0.00%	57.44	0.00	57.44	0.00%	0.00
Total Other Income	8.44	0.00	8.44	0.00%	57.44	0.00	57.44	0.00%	0.00
Total Income	8.44	0.00	8.44	0.00%	57.44	0.00	57.44	0.00%	0.00
Expense									
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	8.44	0.00	8.44	0.00%	999.32	0.00	999.32	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2023 To 7/31/2023 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	0	0	0	0	0	14,308	0	14,308
TOTAL Assessments	(250)	0	0	9,750	302	3,273	1,233	0	0	0	0	0	14,308	0	14,308
<u>Other Income</u>															
Interest Income	0	0	0	2	1	1	1	0	0	0	0	0	3	0	3
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	0	0	0	0	0	(1,077)	0	(1,077)
TOTAL INCOME	(250)	0	0	8,622	303	3,324	1,234	0	0	0	0	0	13,231	0	13,231
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
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)	0	0	0	0	0	2,800	0	2,800
Legal Expense	0	0	0	460	0	0	4,053	0	0	0	0	0	4,513	0	4,513
Management Fees	0	0	0	3,000	750	750	750	0	0	0	0	0	5,250	0	5,250
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)	0	0	0	0	0	617	0	617
Printing-Coupons/Stmts	0	0	0	0	0	420	(410)	0	0	0	0	0	10	0	10
Social Events	0	0	0	0	0	0	56	0	0	0	0	0	56	0	56
TOTAL Administrative Expense	0	0	0	3,593	4,152	3,620	2,155	0	0	0	0	0	13,520	0	13,520
<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	0	0	0	0	0	204	0	204
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	0	0	0	0	0	509	0	509
TOTAL Utility Expenses	0	0	0	127	1,435	294	287	0	0	0	0	0	2,144	0	2,144
TOTAL EXPENSES	0	0	0	7,728	5,587	3,915	9,332	0	0	0	0	0	26,562	0	26,562
Excess Revenue / Expense	(250)	0	0	893	(5,284)	(591)	(8,098)	0	0	0	0	0	(13,331)	0	(13,331)

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2023 To 7/31/2023 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	0	0	0	0	0	57	0	57
TOTAL Other Income	0	0	0	32	8	8	8	0	0	0	0	0	57	0	57
TOTAL INCOME	0	0	0	32	8	8	8	0	0	0	0	0	57	0	57
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	0	0	0	0	0	999	0	999