

Plum Creek North Master (CO-Castle Rock)

Balance Sheet

Period 10/31/2023

Assets

Cash

Cking - Western Alliance	19,415.31
Reserve MMA - Western Alliance	39,279.47
Reserve MMA Legal - Western Alliance	26,972.72
Total Cash	<u>85,667.50</u>

Total Assets

85,667.50

Liabilities & Equity

Other Liabilities

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

Prepaid Assessments

Prepaid Income	13,390.39
Total Prepaid Assessments	<u>13,390.39</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>(10,767.94)</u>
Total Fund Balance	<u>71,797.11</u>

Total Liabilities & Equity

85,667.50

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 10/1/2023 To 10/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	2,115.00	98.77%	20,551.10	105.23%
Total Assessments	2,115.00	98.77%	20,551.10	105.23%
Other Income				
Interest Income	0.41	0.02%	4.60	0.02%
Late Fee	26.00	1.21%	54.14	0.28%
Miscl Income	0.00	0.00%	(1,130.00)	-5.79%
NSF Fees	0.00	0.00%	50.00	0.26%
Total Other Income	26.41	1.23%	(1,021.26)	-5.23%
Total Income	2,141.41	100.00%	19,529.84	100.00%
Expense				
Administrative Expenses				
Arch Review Fee	0.00	0.00%	129.90	0.41%
Bank Charges	0.00	0.00%	100.00	0.32%
Copies	79.85	4.66%	3,082.04	9.84%
Admin-AR Fees	150.00	8.75%	170.00	0.54%
Legal Expense	0.00	0.00%	4,743.00	15.14%
Management Fees	750.00	43.76%	7,500.00	23.94%
Meeting Expense	0.00	0.00%	152.00	0.49%
Offsite Storage	0.00	0.00%	21.65	0.07%
Postage/Delivery	7.26	0.42%	651.58	2.08%
Printing-Coupons/Stmts	20.00	1.17%	40.00	0.13%
Total Administrative Expenses	1,007.11	58.76%	16,590.17	52.97%
Property Expenses				
Holiday Decorations	0.00	0.00%	437.32	1.40%
Total Property Expenses	0.00	0.00%	437.32	1.40%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	3,707.00	11.84%
Ins-F&EC or Package	0.00	0.00%	5,812.00	18.56%
Total Tax/Ins/Interest Exp	0.00	0.00%	9,519.00	30.39%
Transfer Proof				
Tran fr Oper to Res	0.00	0.00%	941.88	3.01%
Total Transfer Proof	0.00	0.00%	941.88	3.01%
Utility Expenses				
Electric	24.72	1.44%	280.82	0.90%
Phone Service	59.90	3.50%	119.64	0.38%
Trash	0.00	0.00%	1,370.92	4.38%
Water	622.09	36.30%	2,062.39	6.58%
Total Utility Expenses	706.71	41.24%	3,833.77	12.24%
Total Expense	1,713.82	100.00%	31,322.14	100.00%
Fund Change	427.59		(11,792.30)	

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 10/1/2023 To 10/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserves				
<u>Income</u>				
Other Income				
Interest Income	8.45	100.00%	82.48	100.00%
Total Other Income	8.45	100.00%	82.48	100.00%
Total Income	8.45	100.00%	82.48	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	8.45		1,024.36	

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 10/1/2023 To 10/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	2,115.00	0.00	2,115.00	0.00%	20,551.10	0.00	20,551.10	0.00%	0.00
Total Assessments	2,115.00	0.00	2,115.00	0.00%	20,551.10	0.00	20,551.10	0.00%	0.00
Other Income									
Interest Income	0.41	0.00	0.41	0.00%	4.60	0.00	4.60	0.00%	0.00
Late Fee	26.00	0.00	26.00	0.00%	54.14	0.00	54.14	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	26.41	0.00	26.41	0.00%	(1,021.26)	0.00	(1,021.26)	0.00%	0.00
Total Income	2,141.41	0.00	2,141.41	0.00%	19,529.84	0.00	19,529.84	0.00%	0.00
Expense									
Administrative Expenses									
Arch Review Fee	0.00	0.00	0.00	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	79.85	0.00	79.85	0.00%	3,082.04	0.00	3,082.04	0.00%	0.00
Admin-AR Fees	150.00	0.00	150.00	0.00%	170.00	0.00	170.00	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%	7,500.00	0.00	7,500.00	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	7.26	0.00	7.26	0.00%	651.58	0.00	651.58	0.00%	0.00
Printing-Coupons/Stmts	20.00	0.00	20.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Total Administrative Expenses	1,007.11	0.00	1,007.11	0.00%	16,590.17	0.00	16,590.17	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	24.72	0.00	24.72	0.00%	280.82	0.00	280.82	0.00%	0.00
Phone Service	59.90	0.00	59.90	0.00%	119.64	0.00	119.64	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	622.09	0.00	622.09	0.00%	2,062.39	0.00	2,062.39	0.00%	0.00
Total Utility Expenses	706.71	0.00	706.71	0.00%	3,833.77	0.00	3,833.77	0.00%	0.00
Total Expense	1,713.82	0.00	1,713.82	0.00%	31,322.14	0.00	31,322.14	0.00%	0.00
Fund Change	427.59	0.00	427.59	0.00%	(11,792.30)	0.00	(11,792.30)	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 10/1/2023 To 10/31/2023 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	8.45	0.00	8.45	0.00%	82.48	0.00	82.48	0.00%	0.00
Total Other Income	8.45	0.00	8.45	0.00%	82.48	0.00	82.48	0.00%	0.00
Total Income	8.45	0.00	8.45	0.00%	82.48	0.00	82.48	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	8.45	0.00	8.45	0.00%	1,024.36	0.00	1,024.36	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2023 To 10/31/2023 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
INCOME															
Assessments															
Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	2,115	0	0	20,551	0	20,551
TOTAL Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	2,115	0	0	20,551	0	20,551
Other Income															
Interest Income	0	0	0	2	1	1	1	0	0	0	0	0	5	0	5
Late Fee	0	0	0	0	0	0	0	28	0	26	0	0	54	0	54
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	26	0	0	(1,021)	0	(1,021)
TOTAL INCOME	(250)	0	0	8,622	303	3,324	1,234	1,382	2,775	2,141	0	0	19,530	0	19,530
EXPENSES															
Administrative Expenses															
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	80	0	0	3,082	0	3,082
Admin-AR Fees	0	0	0	0	0	0	0	0	20	150	0	0	170	0	170
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	750	0	0	7,500	0	7,500
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	7	0	0	652	0	652
Printing-Coupons/Stmts	0	0	0	0	0	420	(410)	0	10	20	0	0	40	0	40
Social Events	0	0	0	0	0	0	56	(56)	0	0	0	0	0	0	0
TOTAL Administrative Expense	0	0	0	3,593	4,152	3,620	2,155	1,037	1,026	1,007	0	0	16,590	0	16,590
Property Expenses															
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
Tax/Ins/Interest Exp															
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
Transfer Proof															
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
Utility Expenses															
Electric	0	0	0	127	25	25	26	26	26	25	0	0	281	0	281
Phone Service	0	0	0	0	0	60	0	0	0	60	0	0	120	0	120
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	622	0	0	2,062	0	2,062
TOTAL Utility Expenses	0	0	0	127	1,435	294	287	672	311	707	0	0	3,834	0	3,834
TOTAL EXPENSES	0	0	0	7,728	5,587	3,915	9,332	1,709	1,337	1,714	0	0	31,322	0	31,322

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2023 To 10/31/2023 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
Excess Revenue / Expense	(250)	0	0	893	(5,284)	(591)	(8,098)	(328)	1,438	428	0	0	(11,792)	0	(11,792)

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2023 To 10/31/2023 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	8	8	8	0	0	82	0	82
TOTAL Other Income	0	0	0	32	8	8	8	8	8	8	0	0	82	0	82
TOTAL INCOME	0	0	0	32	8	8	8	8	8	8	0	0	82	0	82
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	8	0	0	1,024	0	1,024