

Plum Creek North Master (CO-Castle Rock)

Balance Sheet

Period 12/31/2023

Assets

Cash

Cking - Western Alliance	16,718.13	
Total Cash	<u>16,718.13</u>	
Total Assets		<u><u>16,718.13</u></u>

Liabilities & Equity

Other Liabilities

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

Prepaid Assessments

Prepaid Income	14,381.18	
Total Prepaid Assessments	<u>14,381.18</u>	

Fund Balance

Fund Change-RE Oper	22,998.86	
Fund Change-RE Reserve	58,431.11	
Tran Direct Fr Assn	1,135.08	
Tran To New Mgr	(71,260.36)	
Fund Change	<u>(9,447.74)</u>	
Total Fund Balance	<u>1,856.95</u>	
Total Liabilities & Equity		<u><u>16,718.13</u></u>

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	4,505.14	101.80%	27,522.24	104.06%
Total Assessments	4,505.14	101.80%	27,522.24	104.06%
Other Income				
Interest Income	0.42	0.01%	5.44	0.02%
Late Fee	(80.14)	-1.81%	0.00	0.00%
Miscl Income	0.00	0.00%	(1,130.00)	-4.27%
NSF Fees	0.00	0.00%	50.00	0.19%
Total Other Income	(79.72)	-1.80%	(1,074.56)	-4.06%
Total Income	4,425.42	100.00%	26,447.68	100.00%
Expense				
Administrative Expenses				
Arch Review Fee	64.95	3.74%	324.75	0.88%
Bank Charges	0.00	0.00%	100.00	0.27%
Copies	64.65	3.72%	4,821.84	13.06%
Admin-AR Fees	8.00	0.46%	711.00	1.93%
Legal Expense	781.00	44.99%	5,524.00	14.96%
Management Fees	750.00	43.20%	9,000.00	24.37%
Meeting Expense	0.00	0.00%	152.00	0.41%
Offsite Storage	0.00	0.00%	21.65	0.06%
Postage/Delivery	1.98	0.11%	1,238.92	3.35%
Printing-Coupons/Stmts	0.00	0.00%	40.00	0.11%
Total Administrative Expenses	1,670.58	96.23%	21,934.16	59.40%
Property Expenses				
Holiday Decorations	0.00	0.00%	437.32	1.18%
Total Property Expenses	0.00	0.00%	437.32	1.18%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	3,707.00	10.04%
Ins-F&EC or Package	0.00	0.00%	5,812.00	15.74%
Total Tax/Ins/Interest Exp	0.00	0.00%	9,519.00	25.78%
Transfer Proof				
Tran fr Oper to Res	0.00	0.00%	941.88	2.55%
Total Transfer Proof	0.00	0.00%	941.88	2.55%
Utility Expenses				
Electric	26.55	1.53%	333.44	0.90%
Phone Service	0.00	0.00%	119.64	0.32%
Trash	0.00	0.00%	1,370.92	3.71%
Water	38.92	2.24%	2,271.59	6.15%
Total Utility Expenses	65.47	3.77%	4,095.59	11.09%
Total Expense	1,736.05	100.00%	36,927.95	100.00%
Fund Change	2,689.37		(10,480.27)	

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserves				
<u>Income</u>				
Other Income				
Interest Income	0.00	0.00%	90.65	100.00%
Total Other Income	0.00	0.00%	90.65	100.00%
Total Income	0.00	0.00%	90.65	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	0.00		1,032.53	

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	4,505.14	0.00	4,505.14	0.00%	27,522.24	0.00	27,522.24	0.00%	0.00
Total Assessments	4,505.14	0.00	4,505.14	0.00%	27,522.24	0.00	27,522.24	0.00%	0.00
Other Income									
Interest Income	0.42	0.00	0.42	0.00%	5.44	0.00	5.44	0.00%	0.00
Late Fee	(80.14)	0.00	(80.14)	0.00%	0.00	0.00	0.00	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	(79.72)	0.00	(79.72)	0.00%	(1,074.56)	0.00	(1,074.56)	0.00%	0.00
Total Income	4,425.42	0.00	4,425.42	0.00%	26,447.68	0.00	26,447.68	0.00%	0.00
Expense									
Administrative Expenses									
Arch Review Fee	64.95	0.00	64.95	0.00%	324.75	0.00	324.75	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	64.65	0.00	64.65	0.00%	4,821.84	0.00	4,821.84	0.00%	0.00
Admin-AR Fees	8.00	0.00	8.00	0.00%	711.00	0.00	711.00	0.00%	0.00
Legal Expense	781.00	0.00	781.00	0.00%	5,524.00	0.00	5,524.00	0.00%	0.00
Management Fees	750.00	0.00	750.00	0.00%	9,000.00	0.00	9,000.00	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	1.98	0.00	1.98	0.00%	1,238.92	0.00	1,238.92	0.00%	0.00
Printing-Coupons/Stmts	0.00	0.00	0.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Total Administrative Expenses	1,670.58	0.00	1,670.58	0.00%	21,934.16	0.00	21,934.16	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	26.55	0.00	26.55	0.00%	333.44	0.00	333.44	0.00%	0.00
Phone Service	0.00	0.00	0.00	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	38.92	0.00	38.92	0.00%	2,271.59	0.00	2,271.59	0.00%	0.00
Total Utility Expenses	65.47	0.00	65.47	0.00%	4,095.59	0.00	4,095.59	0.00%	0.00
Total Expense	1,736.05	0.00	1,736.05	0.00%	36,927.95	0.00	36,927.95	0.00%	0.00
Fund Change	2,689.37	0.00	2,689.37	0.00%	(10,480.27)	0.00	(10,480.27)	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 12/1/2023 To 12/31/2023 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	0.00	0.00	0.00	0.00%	90.65	0.00	90.65	0.00%	0.00
Total Other Income	0.00	0.00	0.00	0.00%	90.65	0.00	90.65	0.00%	0.00
Total Income	0.00	0.00	0.00	0.00%	90.65	0.00	90.65	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	0.00	0.00	0.00	0.00%	1,032.53	0.00	1,032.53	0.00%	0.00

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
INCOME															
Assessments															
Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	2,115	2,466	4,505	27,522	0	27,522
TOTAL Assessments	(250)	0	0	9,750	302	3,273	1,233	1,353	2,775	2,115	2,466	4,505	27,522	0	27,522
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	26	(80)	0	0	0
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	26	(80)	(1,075)	0	(1,075)
TOTAL INCOME	(250)	0	0	8,622	303	3,324	1,234	1,382	2,775	2,141	2,492	4,425	26,448	0	26,448
EXPENSES															
Administrative Expenses															
Arch Review Fee	0	0	0	0	0	0	0	0	130	0	130	65	325	0	325
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	1,675	65	4,822	0	4,822
Admin-AR Fees	0	0	0	0	0	0	0	0	20	150	533	8	711	0	711
Legal Expense	0	0	0	460	0	0	4,053	230	0	0	0	781	5,524	0	5,524
Management Fees	0	0	0	3,000	750	750	750	750	750	750	750	750	9,000	0	9,000
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	585	2	1,239	0	1,239
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	3,673	1,671	21,934	0	21,934
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	26	27	333	0	333
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	170	39	2,272	0	2,272
TOTAL Utility Expenses	0	0	0	127	1,435	294	287	672	311	707	196	65	4,096	0	4,096
TOTAL EXPENSES	0	0	0	7,728	5,587	3,915	9,332	1,709	1,337	1,714	3,870	1,736	36,928	0	36,928

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2023 To 12/31/2023 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	<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>428</u>	<u>(1,377)</u>	<u>2,689</u>	<u>(10,480)</u>	<u>0</u>	<u>(10,480)</u>

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2023 To 12/31/2023 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	8	0	91	0	91
TOTAL Other Income	0	0	0	32	8	8	8	8	8	8	8	0	91	0	91
TOTAL INCOME	0	0	0	32	8	8	8	8	8	8	8	0	91	0	91
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	8	0	1,033	0	1,033