

Plum Creek North Master (CO-Castle Rock)

Balance Sheet

Period 08/31/2023

Assets

Cash

| | | |
|--------------------------------------|------------------|-------------------------|
| Cking - Western Alliance | 15,847.02 | |
| Reserve MMA - Western Alliance | 39,269.62 | |
| Reserve MMA Legal - Western Alliance | 26,965.96 | |
| Total Cash | <u>82,082.60</u> | |
| Total Assets | | <u><u>82,082.60</u></u> |

Liabilities & Equity

Other Liabilities

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

Prepaid Assessments

| | | |
|---------------------------|------------------|--|
| Prepaid Income | 11,687.88 | |
| Total Prepaid Assessments | <u>11,687.88</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 | (12,650.33) | |
| Total Fund Balance | <u>69,914.72</u> | |
| Total Liabilities & Equity | | <u><u>82,082.60</u></u> |

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

| | Month to Date | % | Year to Date | % |
|--------------------------------|---------------|---------|--------------|---------|
| Operating Income | | | | |
| Assessments | | | | |
| Assessments | 1,353.00 | 97.93% | 15,661.10 | 107.17% |
| Total Assessments | 1,353.00 | 97.93% | 15,661.10 | 107.17% |
| Other Income | | | | |
| Interest Income | 0.47 | 0.03% | 3.80 | 0.03% |
| Late Fee | 28.14 | 2.04% | 28.14 | 0.19% |
| Misc Income | 0.00 | 0.00% | (1,130.00) | -7.73% |
| NSF Fees | 0.00 | 0.00% | 50.00 | 0.34% |
| Total Other Income | 28.61 | 2.07% | (1,048.06) | -7.17% |
| Total Income | 1,381.61 | 100.00% | 14,613.04 | 100.00% |
| Expense | | | | |
| Administrative Expenses | | | | |
| Bank Charges | 0.00 | 0.00% | 100.00 | 0.35% |
| Copies | 100.90 | 5.90% | 2,901.14 | 10.26% |
| Legal Expense | 230.00 | 13.46% | 4,743.00 | 16.78% |
| Management Fees | 750.00 | 43.88% | 6,000.00 | 21.22% |
| Meeting Expense | 0.00 | 0.00% | 152.00 | 0.54% |
| Offsite Storage | 0.00 | 0.00% | 21.65 | 0.08% |
| Postage/Delivery | 11.88 | 0.70% | 629.14 | 2.23% |
| Printing-Coupons/Stmts | 0.00 | 0.00% | 10.00 | 0.04% |
| Social Events | (56.00) | -3.28% | 0.00 | 0.00% |
| Total Administrative Expenses | 1,036.78 | 60.66% | 14,556.93 | 51.49% |
| Property Expenses | | | | |
| Holiday Decorations | 0.00 | 0.00% | 437.32 | 1.55% |
| Total Property Expenses | 0.00 | 0.00% | 437.32 | 1.55% |
| Tax/Ins/Interest Exp | | | | |
| Ins-D & O | 0.00 | 0.00% | 3,707.00 | 13.11% |
| Ins-F&EC or Package | 0.00 | 0.00% | 5,812.00 | 20.56% |
| Total Tax/Ins/Interest Exp | 0.00 | 0.00% | 9,519.00 | 33.67% |
| Transfer Proof | | | | |
| Tran fr Oper to Res | 0.00 | 0.00% | 941.88 | 3.33% |
| Total Transfer Proof | 0.00 | 0.00% | 941.88 | 3.33% |
| Utility Expenses | | | | |
| Electric | 25.97 | 1.52% | 230.25 | 0.81% |
| Phone Service | 0.00 | 0.00% | 59.74 | 0.21% |
| Trash | 0.00 | 0.00% | 1,370.92 | 4.85% |
| Water | 646.37 | 37.82% | 1,155.08 | 4.09% |
| Total Utility Expenses | 672.34 | 39.34% | 2,815.99 | 9.96% |
| Total Expense | 1,709.12 | 100.00% | 28,271.12 | 100.00% |
| Fund Change | (327.51) | | (13,658.08) | |

Plum Creek North Master (CO-Castle Rock)

Income Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

| | Month to Date | % | Year to Date | % |
|-----------------------|---------------|---------|--------------|---------|
| Reserves | | | | |
| <u>Income</u> | | | | |
| Other Income | | | | |
| Interest Income | 8.43 | 100.00% | 65.87 | 100.00% |
| Total Other Income | 8.43 | 100.00% | 65.87 | 100.00% |
| Total Income | 8.43 | 100.00% | 65.87 | 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 | 8.43 | | 1,007.75 | |

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 8/1/2023 To 8/31/2023 11:59:00 PM

| | Current Month Operating | | | | Year to Date Operating | | | | Annual |
|--------------------------------------|-------------------------|-------------|-----------------|--------------|------------------------|-------------|--------------------|--------------|-------------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| Assessments | | | | | | | | | |
| Assessments | 1,353.00 | 0.00 | 1,353.00 | 0.00% | 15,661.10 | 0.00 | 15,661.10 | 0.00% | 0.00 |
| Total Assessments | 1,353.00 | 0.00 | 1,353.00 | 0.00% | 15,661.10 | 0.00 | 15,661.10 | 0.00% | 0.00 |
| Other Income | | | | | | | | | |
| Interest Income | 0.47 | 0.00 | 0.47 | 0.00% | 3.80 | 0.00 | 3.80 | 0.00% | 0.00 |
| Late Fee | 28.14 | 0.00 | 28.14 | 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 | 28.61 | 0.00 | 28.61 | 0.00% | (1,048.06) | 0.00 | (1,048.06) | 0.00% | 0.00 |
| Total Income | 1,381.61 | 0.00 | 1,381.61 | 0.00% | 14,613.04 | 0.00 | 14,613.04 | 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 | 100.90 | 0.00 | 100.90 | 0.00% | 2,901.14 | 0.00 | 2,901.14 | 0.00% | 0.00 |
| Legal Expense | 230.00 | 0.00 | 230.00 | 0.00% | 4,743.00 | 0.00 | 4,743.00 | 0.00% | 0.00 |
| Management Fees | 750.00 | 0.00 | 750.00 | 0.00% | 6,000.00 | 0.00 | 6,000.00 | 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 | 11.88 | 0.00 | 11.88 | 0.00% | 629.14 | 0.00 | 629.14 | 0.00% | 0.00 |
| Printing-Coupons/Stmts | 0.00 | 0.00 | 0.00 | 0.00% | 10.00 | 0.00 | 10.00 | 0.00% | 0.00 |
| Social Events | (56.00) | 0.00 | (56.00) | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Total Administrative Expenses | 1,036.78 | 0.00 | 1,036.78 | 0.00% | 14,556.93 | 0.00 | 14,556.93 | 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 | 25.97 | 0.00 | 25.97 | 0.00% | 230.25 | 0.00 | 230.25 | 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 | 646.37 | 0.00 | 646.37 | 0.00% | 1,155.08 | 0.00 | 1,155.08 | 0.00% | 0.00 |
| Total Utility Expenses | 672.34 | 0.00 | 672.34 | 0.00% | 2,815.99 | 0.00 | 2,815.99 | 0.00% | 0.00 |
| Total Expense | 1,709.12 | 0.00 | 1,709.12 | 0.00% | 28,271.12 | 0.00 | 28,271.12 | 0.00% | 0.00 |
| Fund Change | (327.51) | 0.00 | (327.51) | 0.00% | (13,658.08) | 0.00 | (13,658.08) | 0.00% | 0.00 |

Plum Creek North Master (CO-Castle Rock)

Budget Comparison

Period 8/1/2023 To 8/31/2023 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 | 8.43 | 0.00 | 8.43 | 0.00% | 65.87 | 0.00 | 65.87 | 0.00% | 0.00 |
| Total Other Income | <u>8.43</u> | <u>0.00</u> | <u>8.43</u> | <u>0.00%</u> | <u>65.87</u> | <u>0.00</u> | <u>65.87</u> | <u>0.00%</u> | <u>0.00</u> |
| Total Income | <u>8.43</u> | <u>0.00</u> | <u>8.43</u> | <u>0.00%</u> | <u>65.87</u> | <u>0.00</u> | <u>65.87</u> | <u>0.00%</u> | <u>0.00</u> |
| 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 | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00%</u> | <u>(941.88)</u> | <u>0.00</u> | <u>(941.88)</u> | <u>0.00%</u> | <u>0.00</u> |
| Total Expense | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00%</u> | <u>(941.88)</u> | <u>0.00</u> | <u>(941.88)</u> | <u>0.00%</u> | <u>0.00</u> |
| Fund Change | <u>8.43</u> | <u>0.00</u> | <u>8.43</u> | <u>0.00%</u> | <u>1,007.75</u> | <u>0.00</u> | <u>1,007.75</u> | <u>0.00%</u> | <u>0.00</u> |

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2023 To 8/31/2023 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 | 0 | 0 | 0 | 0 | 15,661 | 0 | 15,661 |
| TOTAL Assessments | (250) | 0 | 0 | 9,750 | 302 | 3,273 | 1,233 | 1,353 | 0 | 0 | 0 | 0 | 15,661 | 0 | 15,661 |
| Other Income | | | | | | | | | | | | | | | |
| 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 | 0 | 0 | 0 | 0 | 14,613 | 0 | 14,613 |
| EXPENSES | | | | | | | | | | | | | | | |
| Administrative Expenses | | | | | | | | | | | | | | | |
| 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 | 0 | 0 | 0 | 0 | 2,901 | 0 | 2,901 |
| 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 | 0 | 0 | 0 | 0 | 6,000 | 0 | 6,000 |
| 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 | 0 | 0 | 0 | 0 | 629 | 0 | 629 |
| 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 | (56) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL Administrative Expense | 0 | 0 | 0 | 3,593 | 4,152 | 3,620 | 2,155 | 1,037 | 0 | 0 | 0 | 0 | 14,557 | 0 | 14,557 |
| 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 | 0 | 0 | 0 | 0 | 230 | 0 | 230 |
| 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 | 0 | 0 | 0 | 0 | 1,155 | 0 | 1,155 |
| TOTAL Utility Expenses | 0 | 0 | 0 | 127 | 1,435 | 294 | 287 | 672 | 0 | 0 | 0 | 0 | 2,816 | 0 | 2,816 |
| TOTAL EXPENSES | 0 | 0 | 0 | 7,728 | 5,587 | 3,915 | 9,332 | 1,709 | 0 | 0 | 0 | 0 | 28,271 | 0 | 28,271 |

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2023 To 8/31/2023 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) | 0 | 0 | 0 | 0 | (13,658) | 0 | (13,658) |

Plum Creek North Master (CO-Castle Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2023 To 8/31/2023 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 | 0 | 0 | 0 | 0 | 66 | 0 | 66 |
| TOTAL Other Income | 0 | 0 | 0 | 32 | 8 | 8 | 8 | 8 | 0 | 0 | 0 | 0 | 66 | 0 | 66 |
| TOTAL INCOME | 0 | 0 | 0 | 32 | 8 | 8 | 8 | 8 | 0 | 0 | 0 | 0 | 66 | 0 | 66 |
| 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 | 0 | 0 | 0 | 0 | 1,008 | 0 | 1,008 |