

# PLUM CREEK MASTER ASSOCIATION

## Income and Expense Statement Period: 07/01/08 to 07/31/08

| Account             | Description                         | Actual           | Current Period   |                  | Actual            | Year-To-Date     |                  | Yearly Budget     |
|---------------------|-------------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
|                     |                                     |                  | Budget           | Variance         |                   | Budget           | Variance         |                   |
| Income              |                                     |                  |                  |                  |                   |                  |                  |                   |
| 04205               | Assessment Revenue                  | 12,200.00        | 12,250.00        | (50.00)          | 85,755.39         | 85,750.00        | 5.39             | 147,000.00        |
| 04206               | Discounts                           | .00              | .00              | .00              | (9,780.00)        | (10,000.00)      | 220.00           | (10,000.00)       |
| 04215               | Collection Cost Recovery            | .00              | 300.00           | (300.00)         | 567.68            | 2,100.00         | (1,532.32)       | 3,600.00          |
| 04220               | Other Income                        | 495.00           | .00              | 495.00           | 495.00            | .00              | 495.00           | .00               |
| 04230               | Interest on Assess Revenue          | 125.62           | .00              | 125.62           | 337.79            | .00              | 337.79           | .00               |
| 04235               | ACC Fee Revenue                     | .00              | .00              | .00              | 250.00            | .00              | 250.00           | .00               |
| 04242               | Insurance reimbursement             | .00              | .00              | .00              | 4,500.00          | .00              | 4,500.00         | .00               |
| 04245               | Transfer to Reserves                | .00              | (725.66)         | 725.66           | (4,356.00)        | (5,079.62)       | 723.62           | (8,708.00)        |
| 04246               | Transfer from Reserves              | 30,000.00        | .00              | 30,000.00        | 30,000.00         | .00              | 30,000.00        | .00               |
|                     | <b>Total Income</b>                 | <b>42,820.62</b> | <b>11,824.34</b> | <b>30,996.28</b> | <b>107,769.86</b> | <b>72,770.38</b> | <b>34,999.48</b> | <b>131,892.00</b> |
| Expenses            |                                     |                  |                  |                  |                   |                  |                  |                   |
| Adminstrative       |                                     |                  |                  |                  |                   |                  |                  |                   |
| 05215               | Management fees                     | 1,617.00         | 1,583.33         | (33.67)          | 11,319.00         | 11,083.31        | (235.69)         | 19,000.00         |
| 05220               | Legal Fees                          | .00              | 83.33            | 83.33            | 1,312.00          | 583.31           | (728.69)         | 1,000.00          |
| 05225               | Collection Cost                     | 134.00           | 400.00           | 266.00           | 2,205.69          | 2,800.00         | 594.31           | 4,800.00          |
| 05230               | Audit/Accounting                    | .00              | 3,000.00         | 3,000.00         | .00               | 3,000.00         | 3,000.00         | 3,000.00          |
| 05240               | Office Supplies                     | 57.17            | 41.66            | (15.51)          | 400.21            | 291.62           | (108.59)         | 500.00            |
| 05245               | Printing / Copy                     | 47.21            | 200.00           | 152.79           | 1,099.51          | 1,400.00         | 300.49           | 2,400.00          |
| 05250               | Postage                             | 90.52            | 79.16            | (11.36)          | 543.90            | 554.12           | 10.22            | 950.00            |
| 05255               | Bank Charges                        | .00              | .00              | .00              | 194.25            | .00              | (194.25)         | .00               |
| 05265               | Bad Debt Expense                    | .00              | 166.66           | 166.66           | .00               | 1,166.62         | 1,166.62         | 2,000.00          |
| 05270               | Rental Unit Expense                 | 165.00           | 145.00           | (20.00)          | 1,045.99          | 1,015.00         | (30.99)          | 1,740.00          |
| 05290               | Education and Dues                  | .00              | 41.66            | 41.66            | 279.00            | 291.62           | 12.62            | 500.00            |
| 05300               | Web Site Cost                       | .00              | .00              | .00              | .00               | 350.00           | 350.00           | 350.00            |
| 05310               | Misc Admin Expense                  | .00              | 166.66           | 166.66           | 414.38            | 1,166.62         | 752.24           | 2,000.00          |
|                     | <b>Total Adminstrative Expenses</b> | <b>2,110.90</b>  | <b>5,907.46</b>  | <b>3,796.56</b>  | <b>18,813.93</b>  | <b>23,702.22</b> | <b>4,888.29</b>  | <b>38,240.00</b>  |
| Insurance and Taxes |                                     |                  |                  |                  |                   |                  |                  |                   |
| 05622               | Income Taxes                        | .00              | .00              | .00              | 1,450.00          | .00              | (1,450.00)       | .00               |
| 05630               | Insurance                           | .00              | .00              | .00              | 650.00            | 2,200.00         | 1,550.00         | 7,800.00          |
|                     | <b>Total Insurance and Tax Exp.</b> | <b>.00</b>       | <b>.00</b>       | <b>.00</b>       | <b>2,100.00</b>   | <b>2,200.00</b>  | <b>100.00</b>    | <b>7,800.00</b>   |
| Utility Expense     |                                     |                  |                  |                  |                   |                  |                  |                   |
| 07010               | Electricity                         | 453.39           | 300.00           | (153.39)         | 1,863.89          | 2,100.00         | 236.11           | 3,600.00          |
| 07040               | Water                               | 1,420.69         | 2,000.00         | 579.31           | 3,553.15          | 5,900.00         | 2,346.85         | 12,600.00         |

**PLUM CREEK MASTER ASSOCIATION**

Income and Expense Statement  
 Period: 07/01/08 to 07/31/08

| Account | Description                   | Actual    | Current Period |             | Actual      | Year-To-Date |             | Yearly Budget |
|---------|-------------------------------|-----------|----------------|-------------|-------------|--------------|-------------|---------------|
|         |                               |           | Budget         | Variance    |             | Budget       | Variance    |               |
|         | Total Utility Expense         | 1,874.08  | 2,300.00       | 425.92      | 5,417.04    | 8,000.00     | 2,582.96    | 16,200.00     |
|         | Common Area Maintenance       |           |                |             |             |              |             |               |
| 07440   | Exterior Lighting             | .00       | 83.33          | 83.33       | .00         | 583.31       | 583.31      | 1,000.00      |
| 07460   | Common Area Maintenance       | .00       | 500.00         | 500.00      | .00         | 1,500.00     | 1,500.00    | 1,500.00      |
|         | Total Common Area Main.       | .00       | 583.33         | 583.33      | .00         | 2,083.31     | 2,083.31    | 2,500.00      |
| 07720   | Electrical Maintenance/ Repai | .00       | .00            | .00         | 100.00      | .00          | (100.00)    | .00           |
|         | Total Mechan & Electrical     | .00       | .00            | .00         | 100.00      | .00          | (100.00)    | .00           |
|         | Landscape Maintenance         |           |                |             |             |              |             |               |
| 08005   | Landscape Maintenance         | 2,189.84  | 2,500.00       | 310.16      | 10,949.20   | 10,000.00    | (949.20)    | 18,076.00     |
| 08007   | Landscape Improvements        | .00       | .00            | .00         | 9,316.60    | .00          | (9,316.60)  | .00           |
| 08010   | Plants, Trees, Flowers        | .00       | 1,000.00       | 1,000.00    | 4,140.75    | 5,000.00     | 859.25      | 7,000.00      |
| 08040   | Irrigation Sys. Repair        | 569.25    | 712.00         | 142.75      | 3,022.97    | 5,212.00     | 2,189.03    | 5,212.00      |
| 08060   | Sign Purchase and Repair      | 500.00    | .00            | (500.00)    | 3,285.00    | 1,000.00     | (2,285.00)  | 1,000.00      |
| 08066   | Street Sweeping               | .00       | .00            | .00         | .00         | 500.00       | 500.00      | 500.00        |
| 08070   | Misc Grounds Main.            | .00       | 1,000.00       | 1,000.00    | 2,335.00    | 3,000.00     | 665.00      | 3,764.00      |
|         | Total Landscape Expense       | 3,259.09  | 5,212.00       | 1,952.91    | 33,049.52   | 24,712.00    | (8,337.52)  | 35,552.00     |
|         | Snow Removal                  |           |                |             |             |              |             |               |
| 08520   | Snow Removal                  | .00       | .00            | .00         | 2,325.00    | 6,000.00     | 3,675.00    | 12,000.00     |
|         | Total snow Removal Expense    | .00       | .00            | .00         | 2,325.00    | 6,000.00     | 3,675.00    | 12,000.00     |
|         | Other Operating Expenses      |           |                |             |             |              |             |               |
| 08650   | ACC Expenses                  | .00       | .00            | .00         | 250.00      | .00          | (250.00)    | .00           |
| 08855   | Water Feature Renovation      | .00       | .00            | .00         | 2,177.00    | .00          | (2,177.00)  | .00           |
| 08856   | Water Feature- maintenance    | 143.50    | 400.00         | 256.50      | 1,429.36    | 2,800.00     | 1,370.64    | 4,800.00      |
| 08858   | Replace Entrance Walls        | 21,941.50 | .00            | (21,941.50) | 43,941.50   | .00          | (43,941.50) | .00           |
| 08860   | Christmas Tree Lights         | .00       | .00            | .00         | 7,500.00    | 5,000.00     | (2,500.00)  | 10,000.00     |
| 08865   | PetPick Up                    | 460.00    | 400.00         | (60.00)     | 4,295.28    | 2,800.00     | (1,495.28)  | 4,800.00      |
|         | Total Other Oper. Expenses    | 22,545.00 | 800.00         | (21,745.00) | 59,593.14   | 10,600.00    | (48,993.14) | 19,600.00     |
|         | Total Operating Expenses      | 29,789.07 | 14,802.79      | (14,986.28) | 121,398.63  | 77,297.53    | (44,101.10) | 131,892.00    |
|         | Total Income excess of Expens | 13,031.55 | (2,978.45)     | 16,010.00   | (13,628.77) | (4,527.15)   | (9,101.62)  | .00           |

**PLUM CREEK MASTER ASSOCIATION**

Income and Expense Statement  
Period: 07/01/08 to 07/31/08

| Account             | Description                         | Actual           | Current Period   |                  | Actual            | Year-To-Date     |                  | Yearly Budget     |
|---------------------|-------------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
|                     |                                     |                  | Budget           | Variance         |                   | Budget           | Variance         |                   |
| Income              |                                     |                  |                  |                  |                   |                  |                  |                   |
| 04205               | Assessment Revenue                  | 12,200.00        | 12,250.00        | (50.00)          | 85,755.39         | 85,750.00        | 5.39             | 147,000.00        |
| 04206               | Discounts                           | .00              | .00              | .00              | (9,780.00)        | (10,000.00)      | 220.00           | (10,000.00)       |
| 04215               | Collection Cost Recovery            | .00              | 300.00           | (300.00)         | 567.68            | 2,100.00         | (1,532.32)       | 3,600.00          |
| 04220               | Other Income                        | 495.00           | .00              | 495.00           | 495.00            | .00              | 495.00           | .00               |
| 04230               | Interest on Assess Revenue          | 125.62           | .00              | 125.62           | 337.79            | .00              | 337.79           | .00               |
| 04235               | ACC Fee Revenue                     | .00              | .00              | .00              | 250.00            | .00              | 250.00           | .00               |
| 04242               | Insurance reimbursement             | .00              | .00              | .00              | 4,500.00          | .00              | 4,500.00         | .00               |
| 04245               | Transfer to Reserves                | .00              | (725.66)         | 725.66           | (4,356.00)        | (5,079.62)       | 723.62           | (8,708.00)        |
| 04246               | Transfer from Reserves              | 30,000.00        | .00              | 30,000.00        | 30,000.00         | .00              | 30,000.00        | .00               |
|                     | <b>Total Income</b>                 | <b>42,820.62</b> | <b>11,824.34</b> | <b>30,996.28</b> | <b>107,769.86</b> | <b>72,770.38</b> | <b>34,999.48</b> | <b>131,892.00</b> |
| Expenses            |                                     |                  |                  |                  |                   |                  |                  |                   |
| Adminstrative       |                                     |                  |                  |                  |                   |                  |                  |                   |
| 05215               | Management fees                     | 1,617.00         | 1,583.33         | (33.67)          | 11,319.00         | 11,083.31        | (235.69)         | 19,000.00         |
| 05220               | Legal Fees                          | .00              | 83.33            | 83.33            | 1,312.00          | 583.31           | (728.69)         | 1,000.00          |
| 05225               | Collection Cost                     | 134.00           | 400.00           | 266.00           | 2,205.69          | 2,800.00         | 594.31           | 4,800.00          |
| 05230               | Audit/Accounting                    | .00              | 3,000.00         | 3,000.00         | .00               | 3,000.00         | 3,000.00         | 3,000.00          |
| 05240               | Office Supplies                     | 57.17            | 41.66            | (15.51)          | 400.21            | 291.62           | (108.59)         | 500.00            |
| 05245               | Printing / Copy                     | 47.21            | 200.00           | 152.79           | 1,099.51          | 1,400.00         | 300.49           | 2,400.00          |
| 05250               | Postage                             | 90.52            | 79.16            | (11.36)          | 543.90            | 554.12           | 10.22            | 950.00            |
| 05255               | Bank Charges                        | .00              | .00              | .00              | 194.25            | .00              | (194.25)         | .00               |
| 05265               | Bad Debt Expense                    | .00              | 166.66           | 166.66           | .00               | 1,166.62         | 1,166.62         | 2,000.00          |
| 05270               | Rental Unit Expense                 | 165.00           | 145.00           | (20.00)          | 1,045.99          | 1,015.00         | (30.99)          | 1,740.00          |
| 05290               | Education and Dues                  | .00              | 41.66            | 41.66            | 279.00            | 291.62           | 12.62            | 500.00            |
| 05300               | Web Site Cost                       | .00              | .00              | .00              | .00               | 350.00           | 350.00           | 350.00            |
| 05310               | Misc Admin Expense                  | .00              | 166.66           | 166.66           | 414.38            | 1,166.62         | 752.24           | 2,000.00          |
|                     | <b>Total Adminstrative Expenses</b> | <b>2,110.90</b>  | <b>5,907.46</b>  | <b>3,796.56</b>  | <b>18,813.93</b>  | <b>23,702.22</b> | <b>4,888.29</b>  | <b>38,240.00</b>  |
| Insurance and Taxes |                                     |                  |                  |                  |                   |                  |                  |                   |
| 05622               | Income Taxes                        | .00              | .00              | .00              | 1,450.00          | .00              | (1,450.00)       | .00               |
| 05630               | Insurance                           | .00              | .00              | .00              | 650.00            | 2,200.00         | 1,550.00         | 7,800.00          |
|                     | <b>Total Insurance and Tax Exp.</b> | <b>.00</b>       | <b>.00</b>       | <b>.00</b>       | <b>2,100.00</b>   | <b>2,200.00</b>  | <b>100.00</b>    | <b>7,800.00</b>   |
| Utility Expense     |                                     |                  |                  |                  |                   |                  |                  |                   |
| 07010               | Electricity                         | 453.39           | 300.00           | (153.39)         | 1,863.89          | 2,100.00         | 236.11           | 3,600.00          |

**PLUM CREEK MASTER ASSOCIATION**

Income and Expense Statement  
Period: 07/01/08 to 07/31/08

| Account | Description                   | Actual    | Current Period |             | Actual      | Year-To-Date |             | Yearly Budget |
|---------|-------------------------------|-----------|----------------|-------------|-------------|--------------|-------------|---------------|
|         |                               |           | Budget         | Variance    |             | Budget       | Variance    |               |
| 07040   | Water                         | 1,420.69  | 2,000.00       | 579.31      | 3,553.15    | 5,900.00     | 2,346.85    | 12,600.00     |
|         | Total Utility Expense         | 1,874.08  | 2,300.00       | 425.92      | 5,417.04    | 8,000.00     | 2,582.96    | 16,200.00     |
|         | Common Area Maintenance       |           |                |             |             |              |             |               |
| 07440   | Exterior Lighting             | .00       | 83.33          | 83.33       | .00         | 583.31       | 583.31      | 1,000.00      |
| 07460   | Common Area Maintenance       | .00       | 500.00         | 500.00      | .00         | 1,500.00     | 1,500.00    | 1,500.00      |
|         | Total Common Area Main.       | .00       | 583.33         | 583.33      | .00         | 2,083.31     | 2,083.31    | 2,500.00      |
| 07720   | Electrical Maintenance/ Repai | .00       | .00            | .00         | 100.00      | .00          | (100.00)    | .00           |
|         | Total Mechan & Electrical     | .00       | .00            | .00         | 100.00      | .00          | (100.00)    | .00           |
|         | Landscape Maintenance         |           |                |             |             |              |             |               |
| 08005   | Landscape Maintenance         | 2,189.84  | 2,500.00       | 310.16      | 10,949.20   | 10,000.00    | (949.20)    | 18,076.00     |
| 08007   | Landscape Improvements        | .00       | .00            | .00         | 9,316.60    | .00          | (9,316.60)  | .00           |
| 08010   | Plants, Trees, Flowers        | .00       | 1,000.00       | 1,000.00    | 4,140.75    | 5,000.00     | 859.25      | 7,000.00      |
| 08040   | Irrigation Sys. Repair        | 569.25    | 712.00         | 142.75      | 3,022.97    | 5,212.00     | 2,189.03    | 5,212.00      |
| 08060   | Sign Purchase and Repair      | 500.00    | .00            | (500.00)    | 3,285.00    | 1,000.00     | (2,285.00)  | 1,000.00      |
| 08066   | Street Sweeping               | .00       | .00            | .00         | .00         | 500.00       | 500.00      | 500.00        |
| 08070   | Misc Grounds Main.            | .00       | 1,000.00       | 1,000.00    | 2,335.00    | 3,000.00     | 665.00      | 3,764.00      |
|         | Total Landscape Expense       | 3,259.09  | 5,212.00       | 1,952.91    | 33,049.52   | 24,712.00    | (8,337.52)  | 35,552.00     |
|         | Snow Removal                  |           |                |             |             |              |             |               |
| 08520   | Snow Removal                  | .00       | .00            | .00         | 2,325.00    | 6,000.00     | 3,675.00    | 12,000.00     |
|         | Total snow Removal Expense    | .00       | .00            | .00         | 2,325.00    | 6,000.00     | 3,675.00    | 12,000.00     |
|         | Other Operating Expenses      |           |                |             |             |              |             |               |
| 08650   | ACC Expenses                  | .00       | .00            | .00         | 250.00      | .00          | (250.00)    | .00           |
| 08855   | Water Feature Renovation      | .00       | .00            | .00         | 2,177.00    | .00          | (2,177.00)  | .00           |
| 08856   | Water Feature- maintenance    | 143.50    | 400.00         | 256.50      | 1,429.36    | 2,800.00     | 1,370.64    | 4,800.00      |
| 08858   | Replace Entrance Walls        | 21,941.50 | .00            | (21,941.50) | 43,941.50   | .00          | (43,941.50) | .00           |
| 08860   | Christmas Tree Lights         | .00       | .00            | .00         | 7,500.00    | 5,000.00     | (2,500.00)  | 10,000.00     |
| 08865   | PetPick Up                    | 460.00    | 400.00         | (60.00)     | 4,295.28    | 2,800.00     | (1,495.28)  | 4,800.00      |
|         | Total Other Oper. Expenses    | 22,545.00 | 800.00         | (21,745.00) | 59,593.14   | 10,600.00    | (48,993.14) | 19,600.00     |
|         | Total Operating Expenses      | 29,789.07 | 14,802.79      | (14,986.28) | 121,398.63  | 77,297.53    | (44,101.10) | 131,892.00    |
|         | Total Income excess of Expens | 13,031.55 | (2,978.45)     | 16,010.00   | (13,628.77) | (4,527.15)   | (9,101.62)  | .00           |

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Income and Expense Statement

Period: 07/01/08 to 07/31/08

| Account | Description | Actual | Current Period |          | Actual | Year-To-Date |          | Yearly |
|---------|-------------|--------|----------------|----------|--------|--------------|----------|--------|
|         |             |        | Budget         | Variance |        | Budget       | Variance | Budget |

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