

# PLUM CREEK MASTER ASSOCIATION

Income and Expense Statement  
Period: 07/01/10 to 07/31/10

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)	85,355.00	85,750.00	(395.00)	147,000.00
04206	Discounts	.00	.00	.00	(16,335.00)	(15,000.00)	(1,335.00)	(15,000.00)
04215	Collection Cost Recovery	.00	300.00	(300.00)	2,180.65	2,100.00	80.65	3,600.00
04220	Other Income	.00	.00	.00	3,800.00	.00	3,800.00	.00
04230	Interest on Assess Revenue	.00	.00	.00	86.45	.00	86.45	.00
04245	Transfer to Reserves	.00	(309.00)	309.00	(1,854.00)	(2,163.00)	309.00	(3,708.00)
	<b>Total Income</b>	<b>12,200.00</b>	<b>12,241.00</b>	<b>(41.00)</b>	<b>73,233.10</b>	<b>70,687.00</b>	<b>2,546.10</b>	<b>131,892.00</b>
Expenses								
Administrative								
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	512.40	83.33	(429.07)	512.40	583.31	70.91	1,000.00
05225	Collection Cost	.00	400.00	400.00	8,437.59	2,800.00	(5,637.59)	4,800.00
05230	Audit/Accounting	.00	3,000.00	3,000.00	1,020.00	3,000.00	1,980.00	3,000.00
05240	Office Supplies	57.17	41.66	(15.51)	418.99	291.62	(127.37)	500.00
05245	Printing / Copy	42.80	200.00	157.20	335.70	1,400.00	1,064.30	2,400.00
05247	Coupon Books	.00	.00	.00	1,099.98	.00	(1,099.98)	.00
05250	Postage	99.52	79.16	(20.36)	696.62	554.12	(142.50)	950.00
05255	Bank Charges	.00	.00	.00	296.97	.00	(296.97)	.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)	980.00	1,015.00	35.00	1,740.00
05290	Education and Dues	.00	41.66	41.66	189.00	291.62	102.62	500.00
05300	Web Site Cost	.00	.00	.00	410.00	350.00	(60.00)	350.00
05305	Secretarial Services	.00	.00	.00	200.00	.00	(200.00)	.00
05310	Misc Admin Expense	10.00	166.66	156.66	368.75	1,166.62	797.87	2,000.00
	<b>Total Administrative Expenses</b>	<b>2,503.89</b>	<b>5,907.46</b>	<b>3,403.57</b>	<b>26,285.00</b>	<b>23,702.22</b>	<b>(2,582.78)</b>	<b>38,240.00</b>
Insurance and Taxes								
05630	Insurance	.00	.00	.00	2,279.50	2,200.00	(79.50)	7,800.00
	<b>Total Insurance and Tax Exp.</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>2,279.50</b>	<b>2,200.00</b>	<b>(79.50)</b>	<b>7,800.00</b>
Utility Expense								
07010	Electricity	450.85	300.00	(150.85)	1,640.29	2,100.00	459.71	3,600.00
07040	Water	2,643.33	2,500.00	(143.33)	5,485.30	6,900.00	1,414.70	14,800.00
	<b>Total Utility Expense</b>	<b>3,094.18</b>	<b>2,800.00</b>	<b>(294.18)</b>	<b>7,125.59</b>	<b>9,000.00</b>	<b>1,874.41</b>	<b>18,400.00</b>

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Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
Common Area Maintenance								
07440	Exterior Lighting	.00	83.33	83.33	162.00	583.31	421.31	1,000.00
07460	Common Area Maintenance	.00	500.00	500.00	950.00	1,500.00	550.00	1,500.00
	Total Common Area Main.	.00	583.33	583.33	1,112.00	2,083.31	971.31	2,500.00
	Total Mechan & Electrical	.00	.00	.00	.00	.00	.00	.00
Landscape Maintenance								
08005	Landscape Maintenance	1,459.90	2,500.00	1,040.10	10,218.40	10,000.00	(218.40)	18,076.00
08007	Landscape Improvements	12,744.25	.00	(12,744.25)	12,744.25	.00	(12,744.25)	.00
08010	Plants, Trees, Flowers	.00	750.00	750.00	2,699.50	3,250.00	550.50	4,800.00
08040	Irrigation Sys. Repair	698.00	712.00	14.00	3,327.94	5,212.00	1,884.06	5,212.00
08060	Sign Purchase and Repair	.00	.00	.00	.00	1,000.00	1,000.00	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	.00	3,000.00	3,000.00	3,764.00
	Total Landscape Expense	14,902.15	4,962.00	(9,940.15)	28,990.09	22,962.00	(6,028.09)	33,352.00
Snow Removal								
08520	Snow Removal	.00	.00	.00	3,354.19	6,000.00	2,645.81	12,000.00
	Total snow Removal Expense	.00	.00	.00	3,354.19	6,000.00	2,645.81	12,000.00
Other Operating Expenses								
08855	Water Feature Renovation	.00	.00	.00	1,515.00	.00	(1,515.00)	.00
08856	Water Feature- maintenance	.00	400.00	400.00	773.50	2,800.00	2,026.50	4,800.00
08858	Replace Entrance Walls	.00	.00	.00	537.00	.00	(537.00)	.00
08860	Christmas Tree Lights	.00	.00	.00	2,000.00	5,000.00	3,000.00	10,000.00
08865	PetPick Up	.00	400.00	400.00	2,627.44	2,800.00	172.56	4,800.00
	Total Other Oper. Expenses	.00	800.00	800.00	7,452.94	10,600.00	3,147.06	19,600.00
	Total Operating Expenses	20,500.22	15,052.79	(5,447.43)	76,599.31	76,547.53	(51.78)	131,892.00
Total Income excess of Expens		(8,300.22)	(2,811.79)	(5,488.43)	(3,366.21)	(5,860.53)	2,494.32	.00