

Flintrock at Hurst Creek Property Owners' Association

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2019				YTD 09/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,828	48,065	(237)	0%	387,820	389,140	(1,320)	0%	533,335	145,515	27%
TOTAL Regular Assessments	47,828	48,065	(237)	0%	387,820	389,140	(1,320)	0%	533,335	145,515	27%
Working Capital Assessment	0	517	(517)	(100%)	6,000	4,650	1,350	29%	6,200	200	3%
Assessment Allocation											
Assessment Allocation	(6,354)	(6,354)	0	0%	(57,185)	(57,185)	0	0%	(76,247)	(19,062)	25%
TOTAL Assessment Allocation	(6,354)	(6,354)	0	0%	(57,185)	(57,185)	0	0%	(76,247)	(19,062)	25%
TOTAL Assessments	41,474	42,228	(753)	(2%)	336,635	336,605	30	0%	463,288	126,653	27%
Other Income											
Legal Fees	0	0	0	0%	645	0	645	100%	0	(645)	0%
Architectural Review Fees	0	400	(400)	(100%)	4,535	3,600	935	26%	4,800	265	6%
Damage Reimbursements	4,250	0	4,250	100%	16,460	12,000	4,460	37%	12,000	(4,460)	(37%)
Insurance Claims	0	1,575	(1,575)	(100%)	1,285	14,179	(12,894)	(91%)	18,905	17,620	93%
Access Devices	0	200	(200)	(100%)	340	1,800	(1,460)	(81%)	2,400	2,060	86%
Penalties and Interest	0	3	(3)	(100%)	1,873	30	1,843	>999%	40	(1,833)	(>999%)
Fines	0	37	(37)	(100%)	422	337	85	25%	449	27	6%
Interest Income	16	79	(62)	(79%)	1,555	708	846	119%	945	(610)	(65%)
RFID Income	75	83	(8)	(10%)	1,743	748	996	133%	997	(746)	(75%)
TOTAL Other Income	4,341	2,378	1,964	83%	28,858	33,402	(4,544)	(14%)	40,535	11,678	29%
TOTAL Revenues	45,816	44,606	1,210	3%	365,492	370,006	(4,514)	(1%)	503,823	138,331	27%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	500	444	(56)	(13%)	4,097	3,997	(100)	(3%)	5,329	1,232	23%
TOTAL Electricity	500	444	(56)	(13%)	4,097	3,997	(100)	(3%)	5,329	1,232	23%
Landscape Maintenance											
Landscape Service Contract	7,246	7,285	39	1%	65,594	65,568	(25)	0%	87,425	21,831	25%
Landscape - General	0	38	38	100%	1,998	338	(1,660)	(492%)	450	(1,548)	(344%)
Projects	0	1,559	1,559	100%	17,364	14,028	(3,337)	(24%)	18,704	1,339	7%
Irrigation	881	701	(180)	(26%)	6,984	6,306	(679)	(11%)	8,408	1,423	17%
TOTAL Landscape Maintenance	8,127	9,582	1,455	15%	91,940	86,239	(5,701)	(7%)	114,986	23,046	20%

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Repairs and Maintenance General											
Repair Maintenance	0	67	67	100%	249	607	358	59%	809	560	69%
Inspections	0	73	73	100%	0	656	656	100%	875	875	100%
Entr. Gates/Guardhouse	1,575	2,340	764	33%	18,789	21,057	2,268	11%	28,076	9,287	33%
Flags and Flagpoles(s)	0	86	86	100%	626	776	150	19%	1,035	409	39%
General	0	43	43	100%	750	390	(360)	(92%)	520	(230)	(44%)
Janitorial	0	124	124	100%	742	1,117	374	34%	1,489	747	50%
Supplies/Cleaning	0	436	436	100%	5,022	3,923	(1,099)	(28%)	5,230	208	4%
Lights and Electrical	0	124	124	100%	779	1,118	339	30%	1,491	712	48%
Holiday Decorations	0	375	375	100%	0	3,375	3,375	100%	4,500	4,500	100%
Signage	0	513	513	100%	5,349	4,613	(736)	(16%)	6,150	801	13%
Streets	0	3,367	3,367	100%	26,655	30,305	3,650	12%	40,407	13,752	34%
Fences	0	33	33	100%	0	300	300	100%	400	400	100%
TOTAL Repairs and Maintenance General	1,575	7,582	6,006	79%	58,962	68,237	9,275	14%	90,982	32,021	35%
Security and Patrols											
Security Monitoring Service	1,409	3,965	2,556	64%	42,052	35,688	(6,364)	(18%)	47,584	5,532	12%
Access Card Keys	0	17	17	100%	(1,975)	154	2,129	>999%	206	2,180	>999%
Security and Patrols	15,207	12,903	(2,304)	(18%)	120,373	116,125	(4,248)	(4%)	154,833	34,460	22%
TOTAL Security and Patrols	16,616	16,885	269	2%	160,450	151,967	(8,483)	(6%)	202,623	42,172	21%
Exterminating											
Exterminating	225	41	(185)	(454%)	368	366	(2)	(1%)	488	120	25%
TOTAL Exterminating	225	41	(185)	(454%)	368	366	(2)	(1%)	488	120	25%
Taxes & Insurance											
Income Taxes	0	195	195	100%	2,341	1,756	(585)	(33%)	2,341	0	0%
Real Property	0	0	0	0%	1,661	1,661	0	0%	1,661	0	0%
TOTAL Taxes & Insurance	0	195	195	100%	4,002	3,417	(585)	(17%)	4,002	0	0%
Telephone											
Cable TV	32	12	(20)	(164%)	807	111	(696)	(629%)	147	(659)	(447%)
Telephone	534	492	(42)	(9%)	5,063	4,428	(635)	(14%)	5,904	841	14%
TOTAL Telephone	567	504	(62)	(12%)	5,870	4,539	(1,331)	(29%)	6,051	182	3%
Water and Wastewater											
Water and Wastewater	2,698	879	(1,819)	(207%)	9,109	7,911	(1,199)	(15%)	10,548	1,438	14%

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TOTAL Water and Wastewater	2,698	879	(1,819)	(207%)	9,109	7,911	(1,199)	(15%)	10,548	1,438	14%
TOTAL Direct Operating Expenses	30,308	36,112	5,804	16%	334,798	326,671	(8,127)	(2%)	435,008	100,210	23%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	1,500	1,500	100%	1,500	1,500	100%
Legal Fees	414	622	208	33%	3,532	5,596	2,064	37%	7,461	3,929	53%
Professional Fees	405	204	(201)	(99%)	2,332	1,836	(497)	(27%)	2,447	115	5%
Doc Prep Filing	0	20	20	100%	127	180	53	30%	240	113	47%
TOTAL Professional Fees	819	846	27	3%	5,991	9,111	3,120	34%	11,648	5,657	49%
Bad Debts											
Bad Debts	2,900	0	(2,900)	(100%)	2,900	0	(2,900)	(100%)	0	(2,900)	0%
TOTAL Bad Debts	2,900	0	(2,900)	(100%)	2,900	0	(2,900)	(100%)	0	(2,900)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	175	0	(175)	(100%)	225	50	22%
Board Activities/Mtgs.	0	5	5	100%	404	43	(361)	(843%)	57	(347)	(607%)
Social Events	0	0	0	0%	3,532	6,601	3,068	46%	8,601	5,068	59%
TOTAL Homeowner Activities	0	5	5	100%	4,111	6,644	2,532	38%	8,883	4,772	54%
Association Communications											
Website	0	504	504	100%	5,614	4,539	(1,075)	(24%)	6,052	438	7%
TOTAL Association Communications	0	504	504	100%	5,614	4,539	(1,075)	(24%)	6,052	438	7%
Insurance and Taxes											
Directors and Officers	0	118	118	100%	1,421	1,066	(355)	(33%)	1,421	0	0%
General, Property & Liability	0	576	576	100%	6,909	5,182	(1,727)	(33%)	6,909	0	0%
Umbrella	0	42	42	100%	500	375	(125)	(33%)	500	0	0%
TOTAL Insurance and Taxes	0	736	736	100%	8,830	6,623	(2,207)	(33%)	8,830	0	0%
Management Fees											
Other	0	23	23	100%	3	207	204	99%	276	273	99%
Contract	1,080	2,000	920	46%	17,080	18,000	920	5%	24,000	6,920	29%
TOTAL Management Fees	1,080	2,023	943	47%	17,083	18,207	1,124	6%	24,276	7,193	30%
Administration Expenses											
Computer Software Subscription	0	23	23	100%	105	210	105	50%	280	175	63%
Internet Access	539	449	(90)	(20%)	2,924	4,044	1,120	28%	5,392	2,468	46%

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Computer Software Expense	0	8	8	100%	200	75	(125)	(167%)	100	(100)	(100%)
Miscellaneous	1,050	0	(1,050)	(100%)	1,050	0	(1,050)	(100%)	0	(1,050)	0%
Office Supplies	49	57	8	14%	631	511	(119)	(23%)	682	51	7%
Postage	0	120	120	100%	1,558	1,078	(480)	(45%)	1,437	(120)	(8%)
Printing and Copying	0	48	48	100%	801	428	(373)	(87%)	571	(230)	(40%)
Storage	0	50	50	100%	400	450	50	11%	600	200	33%
TOTAL Administration Expenses	1,638	755	(883)	(117%)	7,669	6,797	(872)	(13%)	9,062	1,393	15%
TOTAL General and Administrative Expenses	6,437	4,869	(1,569)	(32%)	52,198	51,920	(278)	(1%)	68,751	16,553	24%
TOTAL Operating Expenses	36,746	40,981	4,235	10%	386,996	378,591	(8,405)	(2%)	503,759	116,763	23%
TOTAL Expenses	36,746	40,981	4,235	10%	386,996	378,591	(8,405)	(2%)	503,759	116,763	23%
NET SURPLUS (DEFICIT)	9,070	3,625	5,445	150%	(21,504)	(8,585)	(12,919)	150%	64	21,568	>999%

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