

# 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 05/31/2020				YTD 05/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	47,827	47,828	(1)	0%	239,137	239,142	(4)	0%	573,940	334,803	58%
<b>TOTAL Regular Assessments</b>	47,827	47,828	(1)	0%	239,137	239,142	(4)	0%	573,940	334,803	58%
Working Capital Assessment	600	600	0	0%	3,200	3,000	200	7%	7,200	4,000	56%
<b>Assessment Allocation</b>											
Assessment Allocation	(6,835)	(6,835)	0	0%	(34,177)	(34,177)	0	0%	(82,024)	(47,847)	58%
<b>TOTAL Assessment Allocation</b>	(6,835)	(6,835)	0	0%	(34,177)	(34,177)	0	0%	(82,024)	(47,847)	58%
<b>TOTAL Assessments</b>	41,592	41,593	(1)	0%	208,161	207,965	196	0%	499,116	290,955	58%
<b>Other Income</b>											
Legal Fees	30	0	30	100%	30	0	30	100%	0	(30)	0%
Damage Reimbursements	1,000	0	1,000	100%	10,925	0	10,925	100%	0	(10,925)	0%
Access Devices	0	100	(100)	(100%)	0	300	(300)	(100%)	600	600	100%
Penalties and Interest	0	0	0	0%	150	0	150	100%	0	(150)	0%
Architectural Review Fees	1,150	0	1,150	100%	4,050	1,000	3,050	305%	3,000	(1,050)	(35%)
Fines	625	0	625	100%	825	0	825	100%	0	(825)	0%
Interest Income	178	75	103	137%	1,277	375	902	240%	900	(377)	(42%)
RFID Income	1,005	0	1,005	100%	4,255	0	4,255	100%	0	(4,255)	0%
<b>TOTAL Other Income</b>	3,988	175	3,813	>999%	21,512	1,675	19,837	>999%	4,500	(17,012)	(378%)
<b>TOTAL Revenues</b>	45,580	41,768	3,812	9%	229,672	209,640	20,032	10%	503,616	273,944	54%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
General	312	450	138	31%	2,671	2,179	(492)	(23%)	5,329	2,658	50%
<b>TOTAL Electricity</b>	312	450	138	31%	2,671	2,179	(492)	(23%)	5,329	2,658	50%
<b>Landscape Maintenance</b>											
Lot Mow	0	0	0	0%	0	450	450	100%	900	900	100%
Landscape Service Contract	7,246	7,608	362	5%	36,230	38,042	1,812	5%	91,301	55,070	60%
Projects	0	12,000	12,000	100%	20,401	12,000	(8,401)	(70%)	20,000	(401)	(2%)
Irrigation	865	750	(115)	(15%)	3,595	3,408	(188)	(6%)	8,658	5,062	58%
<b>TOTAL Landscape Maintenance</b>	8,111	20,358	12,247	60%	60,226	53,899	(6,327)	(12%)	120,858	60,632	50%
<b>Repairs and Maintenance Lodge</b>											

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 05/31/2020				YTD 05/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Repair Maintenance	0	0	0	0%	0	144	144	100%	809	809	100%
Inspections	0	140	140	100%	11	140	129	92%	875	864	99%
Entr. Gates/Guardhouse	200	2,340	2,140	91%	5,102	11,699	6,597	56%	28,076	22,975	82%
Flags and Flagpoles(s)	0	90	90	100%	0	450	450	100%	1,080	1,080	100%
General	41	65	24	36%	41	65	24	36%	520	479	92%
Janitorial	0	130	130	100%	0	652	652	100%	1,564	1,564	100%
Supplies/Cleaning	0	345	345	100%	0	1,727	1,727	100%	4,145	4,145	100%
Lights and Electrical	0	150	150	100%	760	750	(10)	(1%)	1,800	1,040	58%
Signage	0	0	0	0%	711	500	(211)	(42%)	1,000	289	29%
Streets	0	0	0	0%	15,000	20,000	5,000	25%	40,000	25,000	63%
Fences	0	50	50	100%	0	250	250	100%	600	600	100%
<b>TOTAL Repairs and Maintenance</b>	<b>241</b>	<b>3,310</b>	<b>3,069</b>	<b>93%</b>	<b>21,625</b>	<b>36,376</b>	<b>14,751</b>	<b>41%</b>	<b>80,469</b>	<b>58,845</b>	<b>73%</b>
<b>Lodge</b>											
<b>Security and Patrols</b>											
Security Monitoring Service	1,409	1,354	(55)	(4%)	7,134	6,993	(141)	(2%)	16,807	9,673	58%
Access Card Keys	191	0	(191)	(100%)	1,820	1,000	(820)	(82%)	1,500	(320)	(21%)
Security and Patrols	13,477	13,500	23	0%	66,312	67,500	1,188	2%	162,000	95,688	59%
<b>TOTAL Security and Patrols</b>	<b>15,077</b>	<b>14,854</b>	<b>(223)</b>	<b>(2%)</b>	<b>75,265</b>	<b>75,493</b>	<b>228</b>	<b>0%</b>	<b>180,307</b>	<b>105,042</b>	<b>58%</b>
<b>Exterminating</b>											
Exterminating	113	115	2	2%	113	258	145	56%	488	375	77%
<b>TOTAL Exterminating</b>	<b>113</b>	<b>115</b>	<b>2</b>	<b>2%</b>	<b>113</b>	<b>258</b>	<b>145</b>	<b>56%</b>	<b>488</b>	<b>375</b>	<b>77%</b>
<b>Taxes &amp; Insurance</b>											
Real Property	0	0	0	0%	1,771	1,661	(110)	(7%)	1,661	(110)	(7%)
State	0	0	0	0%	0	2,341	2,341	100%	2,341	2,341	100%
<b>TOTAL Taxes &amp; Insurance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>1,771</b>	<b>4,002</b>	<b>2,231</b>	<b>56%</b>	<b>4,002</b>	<b>2,231</b>	<b>56%</b>
<b>Telephone</b>											
Cable TV	43	0	(43)	(100%)	276	147	(129)	(88%)	147	(129)	(88%)
Telephone	1,042	400	(642)	(160%)	3,902	2,000	(1,902)	(95%)	4,800	898	19%
<b>TOTAL Telephone</b>	<b>1,085</b>	<b>400</b>	<b>(685)</b>	<b>(171%)</b>	<b>4,178</b>	<b>2,147</b>	<b>(2,031)</b>	<b>(95%)</b>	<b>4,947</b>	<b>769</b>	<b>16%</b>
<b>Water and Wastewater</b>											
Water and Wastewater	667	1,200	533	44%	1,530	2,075	545	26%	11,675	10,145	87%
<b>TOTAL Water and Wastewater</b>	<b>667</b>	<b>1,200</b>	<b>533</b>	<b>44%</b>	<b>1,530</b>	<b>2,075</b>	<b>545</b>	<b>26%</b>	<b>11,675</b>	<b>10,145</b>	<b>87%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>25,605</b>	<b>40,688</b>	<b>15,082</b>	<b>37%</b>	<b>167,378</b>	<b>176,430</b>	<b>9,051</b>	<b>5%</b>	<b>408,075</b>	<b>240,697</b>	<b>59%</b>
<b>General and Administrative</b>											

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*Operating Fund*

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	Month Ending 05/31/2020				YTD 05/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	880	550	(330)	(60%)	5,722	2,750	(2,972)	(108%)	6,600	878	13%
Professional Fees	0	0	0	0%	50	500	450	90%	2,000	1,950	98%
Doc Prep Filing	0	30	30	100%	0	30	30	100%	240	240	100%
<b>TOTAL Professional Fees</b>	<b>880</b>	<b>580</b>	<b>(300)</b>	<b>(52%)</b>	<b>5,772</b>	<b>3,280</b>	<b>(2,492)</b>	<b>(76%)</b>	<b>12,340</b>	<b>6,568</b>	<b>53%</b>
<b>Bad Debts</b>											
Bad Debts	100	0	(100)	(100%)	99	0	(99)	(100%)	0	(99)	0%
<b>TOTAL Bad Debts</b>	<b>100</b>	<b>0</b>	<b>(100)</b>	<b>(100%)</b>	<b>99</b>	<b>0</b>	<b>(99)</b>	<b>(100%)</b>	<b>0</b>	<b>(99)</b>	<b>0%</b>
<b>Homeowner Activities</b>											
Annual Meeting	0	0	0	0%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	0	0	0%	0	57	57	100%	57	57	100%
Social Events	0	0	0	0%	1,879	2,200	321	15%	8,800	6,921	79%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
<b>TOTAL Homeowner Activities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>1,879</b>	<b>2,507</b>	<b>628</b>	<b>25%</b>	<b>14,357</b>	<b>12,478</b>	<b>87%</b>
<b>Association Communications</b>											
Website	40	1,000	960	96%	200	1,000	800	80%	1,000	800	80%
<b>TOTAL Association Communications</b>	<b>40</b>	<b>1,000</b>	<b>960</b>	<b>96%</b>	<b>200</b>	<b>1,000</b>	<b>800</b>	<b>80%</b>	<b>1,000</b>	<b>800</b>	<b>80%</b>
<b>Insurance and Taxes</b>											
Directors and Officers	124	118	(6)	(5%)	496	592	96	16%	1,421	925	65%
General, Property & Liability	385	625	240	38%	1,539	3,125	1,586	51%	7,500	5,961	79%
Worker's Compensation	28	0	(28)	(100%)	55	0	(55)	(100%)	0	(55)	0%
Umbrella	0	42	42	100%	0	208	208	100%	500	500	100%
<b>TOTAL Insurance and Taxes</b>	<b>536</b>	<b>785</b>	<b>249</b>	<b>32%</b>	<b>2,090</b>	<b>3,925</b>	<b>1,835</b>	<b>47%</b>	<b>9,421</b>	<b>7,331</b>	<b>78%</b>
<b>Management Fees</b>											
Other	2,130	50	(2,080)	(>999%)	14,210	126	(14,085)	(>999%)	276	(13,935)	(>999%)
Contract	1,080	4,166	3,086	74%	5,400	20,830	15,430	74%	49,992	44,592	89%
<b>TOTAL Management Fees</b>	<b>3,210</b>	<b>4,216</b>	<b>1,006</b>	<b>24%</b>	<b>19,610</b>	<b>20,956</b>	<b>1,345</b>	<b>6%</b>	<b>50,268</b>	<b>30,657</b>	<b>61%</b>
<b>Administration Expenses</b>											
Computer Software Subscription	0	35	35	100%	109	175	66	38%	420	311	74%
Internet Access	361	490	129	26%	1,917	2,482	564	23%	5,912	3,994	68%
Miscellaneous	185	0	(185)	(100%)	487	0	(487)	(100%)	0	(487)	0%
Office Supplies	208	0	(208)	(100%)	637	382	(255)	(67%)	682	45	7%

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Postage	112	100	(12)	(12%)	512	771	259	34%	1,471	959	65%
Printing and Copying	108	40	(68)	(170%)	1,265	290	(975)	(336%)	570	(695)	(122%)
Storage	0	50	50	100%	0	250	250	100%	600	600	100%
<b>TOTAL Administration Expenses</b>	974	715	(259)	(36%)	4,927	4,350	(577)	(13%)	9,655	4,728	49%
<b>TOTAL General and Administrative Expenses</b>	5,741	7,296	1,555	21%	34,578	36,018	1,440	4%	97,040	62,463	64%
<b>TOTAL Operating Expenses</b>	31,346	47,984	16,638	35%	201,956	212,448	10,492	5%	505,116	303,160	60%
<b>TOTAL Expenses</b>	31,346	47,984	16,638	35%	201,956	212,448	10,492	5%	505,116	303,160	60%
<b>NET SURPLUS (DEFICIT)</b>	14,234	(6,216)	20,450	(329%)	27,716	(2,808)	30,524	(>999%)	(1,500)	(29,216)	>999%