

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 11/30/2020				YTD 11/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,946	47,828	117	0%	527,411	526,112	1,299	0%	573,940	46,529	8%
TOTAL Regular Assessments	47,946	47,828	117	0%	527,411	526,112	1,299	0%	573,940	46,529	8%
Commercial Assessments											
POA Contribution	0	0	0	0%	4,000	0	4,000	100%	0	(4,000)	0%
TOTAL Commercial Assessments	0	0	0	0%	4,000	0	4,000	100%	0	(4,000)	0%
Other Assessments											
Working Capital Assessment	1,000	600	400	67%	11,600	6,600	5,000	76%	7,200	(4,400)	(61%)
TOTAL Other Assessments	1,000	600	400	67%	11,600	6,600	5,000	76%	7,200	(4,400)	(61%)
Assessment Allocation											
Assessment Allocation	(6,835)	(6,835)	0	0%	(75,189)	(75,189)	0	0%	(82,024)	(6,835)	8%
TOTAL Assessment Allocation	(6,835)	(6,835)	0	0%	(75,189)	(75,189)	0	0%	(82,024)	(6,835)	8%
TOTAL Assessments	42,110	41,593	517	1%	467,822	457,523	10,299	2%	499,116	31,294	6%
Other Income											
Legal Fees	0	0	0	0%	30	0	30	100%	0	(30)	0%
Damage Reimbursements	0	0	0	0%	24,185	0	24,185	100%	0	(24,185)	0%
Access Devices	0	0	0	0%	0	500	(500)	(100%)	600	600	100%
Prior Year Activity	0	0	0	0%	473	0	473	100%	0	(473)	0%
Penalties and Interest	0	0	0	0%	175	0	175	100%	0	(175)	0%
Architectural Review Fees	(750)	0	(750)	(100%)	4,975	2,500	2,475	99%	3,000	(1,975)	(66%)
Fines	0	0	0	0%	1,001	0	1,001	100%	0	(1,001)	0%
Interest Income	124	75	49	65%	2,752	825	1,927	234%	900	(1,852)	(206%)
RFID Income	125	0	125	100%	8,290	0	8,290	100%	0	(8,290)	0%
TOTAL Other Income	(501)	75	(576)	(768%)	41,881	3,825	38,056	995%	4,500	(37,381)	(831%)
TOTAL Revenues	41,609	41,668	(59)	0%	509,704	461,348	48,356	10%	503,616	(6,088)	(1%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	294	450	156	35%	4,920	4,879	(40)	(1%)	5,329	410	8%
TOTAL Electricity	294	450	156	35%	4,920	4,879	(40)	(1%)	5,329	410	8%
Landscape Maintenance											

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Lot Mow	0	0	0	0%	76	900	824	92%	900	824	92%
Landscape Service Contract	7,246	7,608	362	5%	79,707	83,692	3,985	5%	91,301	11,594	13%
Landscape - General	0	0	0	0%	3,545	0	(3,545)	(100%)	0	(3,545)	0%
Projects	0	0	0	0%	22,009	20,000	(2,009)	(10%)	20,000	(2,009)	(10%)
Irrigation	1,297	750	(547)	(73%)	7,975	7,908	(67)	(1%)	8,658	683	8%
TOTAL Landscape Maintenance	8,543	8,358	(185)	(2%)	113,312	112,500	(812)	(1%)	120,858	7,546	6%
Repairs and Maintenance Lodge											
Repair Maintenance	1,096	0	(1,096)	(100%)	1,179	809	(370)	(46%)	809	(370)	(46%)
Inspections	0	0	0	0%	486	875	389	45%	875	389	45%
Entr. Gates/Guardhouse	(445)	2,340	2,785	119%	11,155	25,737	14,582	57%	28,076	16,922	60%
Flags and Flagpoles(s)	0	90	90	100%	481	990	509	51%	1,080	599	55%
General	779	65	(714)	(>999%)	779	455	(324)	(71%)	520	(259)	(50%)
Janitorial	162	130	(32)	(25%)	162	1,434	1,272	89%	1,564	1,402	90%
Supplies/Cleaning	0	345	345	100%	0	3,799	3,799	100%	4,145	4,145	100%
Lights and Electrical	1,686	150	(1,536)	(>999%)	2,446	1,650	(796)	(48%)	1,800	(646)	(36%)
Signage	444	0	(444)	(100%)	1,863	1,000	(863)	(86%)	1,000	(863)	(86%)
Streets	0	0	0	0%	25,180	40,000	14,820	37%	40,000	14,820	37%
Fences	0	50	50	100%	0	550	550	100%	600	600	100%
TOTAL Repairs and Maintenance Lodge	3,723	3,170	(552)	(17%)	43,730	77,299	33,569	43%	80,469	36,739	46%
Security and Patrols											
Security Monitoring Service	1,498	1,410	(88)	(6%)	15,677	15,397	(280)	(2%)	16,807	1,130	7%
Access Card Keys	0	0	0	0%	3,561	1,500	(2,061)	(137%)	1,500	(2,061)	(137%)
Security and Patrols	13,987	13,500	(487)	(4%)	149,770	148,500	(1,270)	(1%)	162,000	12,230	8%
TOTAL Security and Patrols	15,484	14,910	(574)	(4%)	169,008	165,397	(3,611)	(2%)	180,307	11,299	6%
Exterminating											
Exterminating	0	115	115	100%	338	488	150	31%	488	150	31%
TOTAL Exterminating	0	115	115	100%	338	488	150	31%	488	150	31%
Taxes & Insurance											
Income Taxes	0	0	0	0%	3,579	2,341	(1,238)	(53%)	2,341	(1,238)	(53%)
Real Property	0	0	0	0%	1,771	1,661	(110)	(7%)	1,661	(110)	(7%)
TOTAL Taxes & Insurance	0	0	0	0%	5,350	4,002	(1,348)	(34%)	4,002	(1,348)	(34%)
Telephone											
Cable TV	43	0	(43)	(100%)	453	147	(306)	(208%)	147	(306)	(208%)

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Telephone	1,274	400	(874)	(219%)	10,849	4,400	(6,449)	(147%)	4,800	(6,049)	(126%)
TOTAL Telephone	1,317	400	(917)	(229%)	11,302	4,547	(6,755)	(149%)	4,947	(6,355)	(128%)
Water and Wastewater											
Water and Wastewater	600	1,000	400	40%	7,662	10,675	3,013	28%	11,675	4,013	34%
TOTAL Water and Wastewater	600	1,000	400	40%	7,662	10,675	3,013	28%	11,675	4,013	34%
TOTAL Direct Operating Expenses	29,962	28,404	(1,558)	(5%)	355,621	379,787	24,165	6%	408,075	52,454	13%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	(150)	0	150	100%	3,500	3,650	104%
Legal Fees	1,520	550	(970)	(176%)	9,366	6,050	(3,316)	(55%)	6,600	(2,766)	(42%)
Professional Fees	0	0	0	0%	1,006	2,000	994	50%	2,000	994	50%
Doc Prep Filing	0	30	30	100%	0	210	210	100%	240	240	100%
TOTAL Professional Fees	1,520	580	(940)	(162%)	10,222	8,260	(1,962)	(24%)	12,340	2,118	17%
Bad Debts											
Bad Debts	0	0	0	0%	900	0	(900)	(100%)	0	(900)	0%
TOTAL Bad Debts	0	0	0	0%	900	0	(900)	(100%)	0	(900)	0%
Collection Expense											
Collection Expense	0	0	0	0%	1,620	0	(1,620)	(100%)	0	(1,620)	0%
TOTAL Collection Expense	0	0	0	0%	1,620	0	(1,620)	(100%)	0	(1,620)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	0	0	0%	423	57	(366)	(641%)	57	(366)	(641%)
Homeowner Activities	179	0	(179)	(100%)	1,792	0	(1,792)	(100%)	0	(1,792)	0%
Social Events	0	0	0	0%	1,879	8,800	6,921	79%	8,800	6,921	79%
Holiday Decorations	0	0	0	0%	0	5,000	5,000	100%	5,000	5,000	100%
TOTAL Homeowner Activities	179	0	(179)	(100%)	4,093	14,107	10,014	71%	14,357	10,264	71%
Association Communications											
Website	40	0	(40)	(100%)	443	1,000	557	56%	1,000	557	56%
TOTAL Association Communications	40	0	(40)	(100%)	443	1,000	557	56%	1,000	557	56%
Insurance and Taxes											
Directors and Officers	124	118	(6)	(5%)	1,240	1,303	63	5%	1,421	181	13%
General, Property & Liability	385	625	240	38%	3,848	6,875	3,028	44%	7,500	3,653	49%

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Worker's Compensation	28	0	(28)	(100%)	220	0	(220)	(100%)	0	(220)	0%
Umbrella	83	42	(41)	(98%)	165	458	293	64%	500	335	67%
TOTAL Insurance and Taxes	619	785	166	21%	5,473	8,636	3,163	37%	9,421	3,948	42%
Management Fees											
Other	0	50	50	100%	0	276	276	100%	276	276	100%
Contract	1,080	4,166	3,086	74%	27,331	45,826	18,495	40%	49,992	22,661	45%
TOTAL Management Fees	1,080	4,216	3,136	74%	27,331	46,102	18,771	41%	50,268	22,937	46%
Administration Expenses											
Administration	151	0	(151)	(100%)	176	0	(176)	(100%)	0	(176)	0%
Computer Software Subscription	0	35	35	100%	109	385	276	72%	420	311	74%
Internet Access	95	490	395	81%	3,443	5,422	1,979	36%	5,912	2,469	42%
Miscellaneous	1,858	0	(1,858)	(100%)	3,170	0	(3,170)	(100%)	0	(3,170)	0%
Office Supplies	0	0	0	0%	1,341	682	(659)	(97%)	682	(659)	(97%)
Postage	0	100	100	100%	770	1,371	601	44%	1,471	701	48%
Printing and Copying	0	40	40	100%	754	530	(224)	(42%)	570	(184)	(32%)
Storage	0	50	50	100%	0	550	550	100%	600	600	100%
TOTAL Administration Expenses	2,104	715	(1,389)	(194%)	9,763	8,940	(823)	(9%)	9,655	(108)	(1%)
Compensation											
Compensation	6,769	0	(6,769)	(100%)	19,624	0	(19,624)	(100%)	0	(19,624)	0%
TOTAL Compensation	6,769	0	(6,769)	(100%)	19,624	0	(19,624)	(100%)	0	(19,624)	0%
TOTAL General and Administrative Expenses	12,312	6,296	(6,016)	(96%)	79,469	87,044	7,576	9%	97,040	17,572	18%
TOTAL Operating Expenses	42,274	34,700	(7,574)	(22%)	435,090	466,831	31,741	7%	505,116	70,026	14%
TOTAL Expenses	42,274	34,700	(7,574)	(22%)	435,090	466,831	31,741	7%	505,116	70,026	14%
NET SURPLUS (DEFICIT)	(665)	6,968	(7,633)	(110%)	74,614	(5,483)	80,097	(>999%)	(1,500)	(76,114)	>999%