

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 12/31/2019				YTD 12/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,828	48,065	(237)	0%	531,305	533,335	(2,030)	0%	533,335	2,030	0%
TOTAL Regular Assessments	47,828	48,065	(237)	0%	531,305	533,335	(2,030)	0%	533,335	2,030	0%
Working Capital Assessment	200	517	(317)	(61%)	7,800	6,200	1,600	26%	6,200	(1,600)	(26%)
Assessment Allocation											
Assessment Allocation	(42,859)	(6,354)	(36,506)	575%	(112,753)	(76,247)	(36,506)	48%	(76,247)	36,506	(48%)
TOTAL Assessment Allocation	(42,859)	(6,354)	(36,506)	575%	(112,753)	(76,247)	(36,506)	48%	(76,247)	36,506	(48%)
TOTAL Assessments	5,169	42,228	(37,059)	(88%)	426,352	463,288	(36,936)	(8%)	463,288	36,936	8%
Other Income											
Legal Fees	0	0	0	0%	645	0	645	100%	0	(645)	0%
Architectural Review Fees	54,100	400	53,700	>999%	58,635	4,800	53,835	>999%	4,800	(53,835)	(>999%)
Damage Reimbursements	1,700	0	1,700	100%	24,160	12,000	12,160	101%	12,000	(12,160)	(101%)
Insurance Claims	0	1,575	(1,575)	(100%)	1,285	18,905	(17,620)	(93%)	18,905	17,620	93%
Access Devices	0	200	(200)	(100%)	340	2,400	(2,060)	(86%)	2,400	2,060	86%
Penalties and Interest	0	3	(3)	(100%)	1,873	40	1,833	>999%	40	(1,833)	(>999%)
Architectural Review Fees	0	0	0	0%	750	0	750	100%	0	(750)	0%
Fines	0	37	(37)	(100%)	422	449	(27)	(6%)	449	27	6%
Interest Income	209	79	130	165%	2,113	945	1,168	124%	945	(1,168)	(124%)
RFID Income	1,990	83	1,907	>999%	6,218	997	5,221	524%	997	(5,221)	(524%)
TOTAL Other Income	57,999	2,378	55,621	>999%	96,441	40,535	55,905	138%	40,535	(55,905)	(138%)
TOTAL Revenues	63,168	44,606	18,562	42%	522,793	503,823	18,970	4%	503,823	(18,970)	(4%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	358	444	86	19%	5,379	5,329	(50)	(1%)	5,329	(50)	(1%)
TOTAL Electricity	358	444	86	19%	5,379	5,329	(50)	(1%)	5,329	(50)	(1%)
Landscape Maintenance											
Landscape Service Contract	7,246	7,600	354	5%	87,332	87,425	93	0%	87,425	93	0%
Landscape - General	0	0	0	0%	1,998	450	(1,548)	(344%)	450	(1,548)	(344%)
Projects	3,990	0	(3,990)	(100%)	23,249	18,704	(4,546)	(24%)	18,704	(4,546)	(24%)
Irrigation	0	701	701	100%	12,250	8,408	(3,842)	(46%)	8,408	(3,842)	(46%)

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	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Landscape Maintenance	11,236	8,301	(2,936)	(35%)	124,828	114,986	(9,843)	(9%)	114,986	(9,843)	(9%)
Repairs and Maintenance											
General											
Repair Maintenance	0	67	67	100%	249	809	560	69%	809	560	69%
Inspections	0	73	73	100%	0	875	875	100%	875	875	100%
Entr. Gates/Guardhouse	10,640	2,340	(8,301)	(355%)	30,818	28,076	(2,742)	(10%)	28,076	(2,742)	(10%)
Flags and Flagpoles(s)	0	86	86	100%	626	1,035	409	39%	1,035	409	39%
General	0	43	43	100%	750	520	(230)	(44%)	520	(230)	(44%)
Janitorial	0	124	124	100%	742	1,489	747	50%	1,489	747	50%
Supplies/Cleaning	0	436	436	100%	5,022	5,230	208	4%	5,230	208	4%
Lights and Electrical	0	124	124	100%	779	1,491	712	48%	1,491	712	48%
Holiday Decorations	0	375	375	100%	0	4,500	4,500	100%	4,500	4,500	100%
Signage	0	513	513	100%	5,349	6,150	801	13%	6,150	801	13%
Streets	0	3,367	3,367	100%	26,655	40,407	13,752	34%	40,407	13,752	34%
Fences	0	33	33	100%	0	400	400	100%	400	400	100%
TOTAL Repairs and Maintenance	10,640	7,582	(3,058)	(40%)	70,991	90,982	19,991	22%	90,982	19,991	22%
General											
Security and Patrols											
Security Monitoring Service	1,585	3,965	2,380	60%	46,455	47,584	1,128	2%	47,584	1,128	2%
Access Card Keys	0	17	17	100%	677	206	(471)	(229%)	206	(471)	(229%)
Security and Patrols	13,803	12,903	(900)	(7%)	161,267	154,833	(6,434)	(4%)	154,833	(6,434)	(4%)
TOTAL Security and Patrols	15,388	16,885	1,497	9%	208,399	202,623	(5,777)	(3%)	202,623	(5,777)	(3%)
Exterminating											
Exterminating	113	41	(72)	(177%)	480	488	7	1%	488	7	1%
TOTAL Exterminating	113	41	(72)	(177%)	480	488	7	1%	488	7	1%
Taxes & Insurance											
Income Taxes	0	195	195	100%	2,341	2,341	0	0%	2,341	0	0%
Real Property	40	0	(40)	(100%)	1,701	1,661	(40)	(2%)	1,661	(40)	(2%)
TOTAL Taxes & Insurance	40	195	155	80%	4,042	4,002	(40)	(1%)	4,002	(40)	(1%)
Telephone											
Cable TV	46	12	(34)	(279%)	919	147	(772)	(523%)	147	(772)	(523%)
Telephone	897	492	(405)	(82%)	6,895	5,904	(991)	(17%)	5,904	(991)	(17%)
TOTAL Telephone	943	504	(439)	(87%)	7,814	6,051	(1,763)	(29%)	6,051	(1,763)	(29%)
Water and Wastewater											
Water and Wastewater	147	879	732	83%	11,376	10,548	(828)	(8%)	10,548	(828)	(8%)

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TOTAL Water and Wastewater	147	879	732	83%	11,376	10,548	(828)	(8%)	10,548	(828)	(8%)
TOTAL Direct Operating Expenses	38,865	34,831	(4,034)	(12%)	433,309	435,008	1,699	0%	435,008	1,699	0%
General and Administrative Expenses											
Professional Fees											
Auditing	7,625	0	(7,625)	(100%)	7,625	1,500	(6,125)	(408%)	1,500	(6,125)	(408%)
Legal Fees	1,676	622	(1,055)	(170%)	7,145	7,461	316	4%	7,461	316	4%
Professional Fees	0	204	204	100%	2,332	2,447	115	5%	2,447	115	5%
Doc Prep Filing	0	20	20	100%	127	240	113	47%	240	113	47%
TOTAL Professional Fees	9,301	846	(8,456)	(>999%)	17,230	11,648	(5,581)	(48%)	11,648	(5,581)	(48%)
Bad Debts											
Bad Debts	700	0	(700)	(100%)	3,765	0	(3,765)	(100%)	0	(3,765)	0%
TOTAL Bad Debts	700	0	(700)	(100%)	3,765	0	(3,765)	(100%)	0	(3,765)	0%
Collection Expense											
Collection Expense	152	0	(152)	(100%)	561	0	(561)	(100%)	0	(561)	0%
TOTAL Collection Expense	152	0	(152)	(100%)	561	0	(561)	(100%)	0	(561)	0%
Homeowner Activities											
Annual Meeting	0	225	225	100%	175	225	50	22%	225	50	22%
Board Activities/Mtgs.	0	5	5	100%	404	57	(347)	(607%)	57	(347)	(607%)
Social Events	5,180	0	(5,180)	(100%)	8,713	8,601	(112)	(1%)	8,601	(112)	(1%)
TOTAL Homeowner Activities	5,180	230	(4,951)	(>999%)	9,291	8,883	(409)	(5%)	8,883	(409)	(5%)
Association Communications											
Website	0	504	504	100%	5,614	6,052	438	7%	6,052	438	7%
TOTAL Association Communications	0	504	504	100%	5,614	6,052	438	7%	6,052	438	7%
Insurance and Taxes											
Directors and Officers	0	118	118	100%	1,421	1,421	0	0%	1,421	0	0%
General, Property & Liability	0	576	576	100%	6,909	6,909	0	0%	6,909	0	0%
Umbrella	0	42	42	100%	1,445	500	(945)	(189%)	500	(945)	(189%)
TOTAL Insurance and Taxes	0	736	736	100%	9,775	8,830	(945)	(11%)	8,830	(945)	(11%)
Management Fees											
Other	259	23	(236)	(>999%)	262	276	14	5%	276	14	5%
Contract	600	2,000	1,400	70%	18,880	24,000	5,120	21%	24,000	5,120	21%
TOTAL Management Fees	859	2,023	1,164	58%	19,142	24,276	5,134	21%	24,276	5,134	21%

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Administration Expenses											
Administration	1,861	0	(1,861)	(100%)	2,517	0	(2,517)	(100%)	0	(2,517)	0%
Computer Software Subscription	0	23	23	100%	105	280	175	63%	280	175	63%
Internet Access	240	449	209	47%	3,803	5,392	1,589	29%	5,392	1,589	29%
Computer Software Expense	0	8	8	100%	372	100	(272)	(272%)	100	(272)	(272%)
Miscellaneous	0	0	0	0%	1,455	0	(1,455)	(100%)	0	(1,455)	0%
Office Supplies	91	57	(34)	(60%)	856	682	(174)	(25%)	682	(174)	(25%)
Postage	131	120	(12)	(10%)	1,718	1,437	(280)	(20%)	1,437	(280)	(20%)
Printing and Copying	0	48	48	100%	801	571	(230)	(40%)	571	(230)	(40%)
Storage	0	50	50	100%	400	600	200	33%	600	200	33%
TOTAL Administration Expenses	2,323	755	(1,568)	(208%)	12,027	9,062	(2,964)	(33%)	9,062	(2,964)	(33%)
Compensation											
Compensation	(250)	0	250	100%	12,080	0	(12,080)	(100%)	0	(12,080)	0%
TOTAL Compensation	(250)	0	250	100%	12,080	0	(12,080)	(100%)	0	(12,080)	0%
TOTAL General and Administrative Expenses	18,266	5,094	(13,172)	(259%)	89,484	68,751	(20,733)	(30%)	68,751	(20,733)	(30%)
TOTAL Operating Expenses	57,130	39,925	(17,206)	(43%)	522,793	503,759	(19,034)	(4%)	503,759	(19,034)	(4%)
TOTAL Expenses	57,130	39,925	(17,206)	(43%)	522,793	503,759	(19,034)	(4%)	503,759	(19,034)	(4%)
NET SURPLUS (DEFICIT)	6,037	4,681	1,356	29%	0	64	(64)	(100%)	64	64	100%

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