

# 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 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	47,947	47,947	0	0%	527,413	527,413	0	0%	575,360	47,947	8%
<b>TOTAL Regular Assessments</b>	<b>47,947</b>	<b>47,947</b>	<b>0</b>	<b>0%</b>	<b>527,413</b>	<b>527,413</b>	<b>0</b>	<b>0%</b>	<b>575,360</b>	<b>47,947</b>	<b>8%</b>
<b>Other Assessments</b>											
Working Capital Assessment	200	600	(400)	(67%)	6,600	6,600	0	0%	7,200	600	8%
<b>TOTAL Other Assessments</b>	<b>200</b>	<b>600</b>	<b>(400)</b>	<b>(67%)</b>	<b>6,600</b>	<b>6,600</b>	<b>0</b>	<b>0%</b>	<b>7,200</b>	<b>600</b>	<b>8%</b>
<b>Assessment Allocation</b>											
Assessment Allocation	(4,451)	(4,451)	0	0%	(48,961)	(48,961)	0	0%	(53,414)	(4,453)	8%
<b>TOTAL Assessment Allocation</b>	<b>(4,451)</b>	<b>(4,451)</b>	<b>0</b>	<b>0%</b>	<b>(48,961)</b>	<b>(48,961)</b>	<b>0</b>	<b>0%</b>	<b>(53,414)</b>	<b>(4,453)</b>	<b>8%</b>
<b>Other Income</b>											
Damage Reimbursements	135	2,000	(1,865)	(93%)	2,693	22,000	(19,307)	(88%)	24,000	21,307	89%
Penalties and Interest	52	250	(198)	(79%)	2,393	2,750	(357)	(13%)	3,000	607	20%
POA Contribution	1,250	1,250	0	0%	13,750	13,750	0	0%	15,000	1,250	8%
Architectural Review Fees	(1,000)	250	(1,250)	(500%)	33,325	2,750	30,575	>999%	3,000	(30,325)	(>999%)
Compliance Fees	0	0	0	0%	24,000	0	24,000	100%	0	(24,000)	0%
Fines	100	0	100	100%	150	0	150	100%	0	(150)	0%
RFID Income	6,932	420	6,512	>999%	20,199	4,620	15,579	337%	5,040	(15,159)	(301%)
<b>TOTAL Other Income</b>	<b>7,469</b>	<b>4,170</b>	<b>3,299</b>	<b>79%</b>	<b>96,511</b>	<b>45,870</b>	<b>50,641</b>	<b>110%</b>	<b>50,040</b>	<b>(46,471)</b>	<b>(93%)</b>
<b>TOTAL Revenues</b>	<b>51,165</b>	<b>48,266</b>	<b>2,899</b>	<b>6%</b>	<b>581,563</b>	<b>530,922</b>	<b>50,641</b>	<b>10%</b>	<b>579,186</b>	<b>(2,377)</b>	<b>0%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	387	400	13	3%	4,309	4,975	666	13%	5,375	1,066	20%
<b>TOTAL Electricity</b>	<b>387</b>	<b>400</b>	<b>13</b>	<b>3%</b>	<b>4,309</b>	<b>4,975</b>	<b>666</b>	<b>13%</b>	<b>5,375</b>	<b>1,066</b>	<b>20%</b>
<b>Landscape Maintenance</b>											
Landscape Service Contract	7,608	7,609	1	0%	83,692	83,699	7	0%	91,308	7,616	8%
Lot Mow	135	0	(135)	(100%)	135	0	(135)	(100%)	0	(135)	0%
Projects	0	0	0	0%	53,710	32,292	(21,418)	(66%)	32,292	(21,418)	(66%)
Irrigation Repairs	556	550	(6)	(1%)	20,897	8,425	(12,472)	(148%)	8,925	(11,972)	(134%)
<b>TOTAL Landscape Maintenance</b>	<b>8,300</b>	<b>8,159</b>	<b>(141)</b>	<b>(2%)</b>	<b>158,434</b>	<b>124,416</b>	<b>(34,018)</b>	<b>(27%)</b>	<b>132,525</b>	<b>(25,909)</b>	<b>(20%)</b>
<b>Repairs and Maintenance Lodge</b>											
Entr. Gates/Guardhouse	0	0	0	0%	47,825	30,000	(17,825)	(59%)	30,000	(17,825)	(59%)

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Fences	0	0	0	0%	789	800	11	1%	800	11	1%
Flags and Flagpoles(s)	0	0	0	0%	594	1,000	406	41%	1,000	406	41%
Janitorial	0	135	135	100%	0	1,485	1,485	100%	1,620	1,620	100%
Lights and Electrical	1,399	0	(1,399)	(100%)	1,399	1,500	101	7%	1,800	401	22%
Signage	0	0	0	0%	644	1,000	356	36%	1,000	356	36%
Streets	0	0	0	0%	17,040	40,000	22,960	57%	40,000	22,960	57%
Supplies/Cleaning	280	345	65	19%	1,371	3,795	2,424	64%	4,140	2,769	67%
<b>TOTAL Repairs and Maintenance Lodge</b>	<b>1,679</b>	<b>480</b>	<b>(1,199)</b>	<b>(250%)</b>	<b>69,662</b>	<b>79,580</b>	<b>9,918</b>	<b>12%</b>	<b>80,360</b>	<b>10,698</b>	<b>13%</b>
<b>Security and Patrols</b>											
Access Card Keys	57	125	68	54%	7,590	1,375	(6,215)	(452%)	1,500	(6,090)	(406%)
Security and Patrols	16,260	14,000	(2,260)	(16%)	163,369	154,000	(9,369)	(6%)	170,000	6,631	4%
Security Monitoring Service	1,409	1,410	1	0%	15,500	15,510	10	0%	16,920	1,420	8%
<b>TOTAL Security and Patrols</b>	<b>17,727</b>	<b>15,535</b>	<b>(2,192)</b>	<b>(14%)</b>	<b>186,460</b>	<b>170,885</b>	<b>(15,575)</b>	<b>(9%)</b>	<b>188,420</b>	<b>1,960</b>	<b>1%</b>
<b>Exterminating</b>											
Exterminating	0	0	0	0%	225	480	255	53%	480	255	53%
<b>TOTAL Exterminating</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>225</b>	<b>480</b>	<b>255</b>	<b>53%</b>	<b>480</b>	<b>255</b>	<b>53%</b>
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	0	0	0%	0	3,600	3,600	100%	3,600	3,600	100%
Real Property	0	0	0	0%	808	1,800	992	55%	1,800	992	55%
<b>TOTAL Taxes &amp; Insurance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>808</b>	<b>5,400</b>	<b>4,592</b>	<b>85%</b>	<b>5,400</b>	<b>4,592</b>	<b>85%</b>
<b>Telephone</b>											
Telephone	966	945	(21)	(2%)	11,582	10,395	(1,187)	(11%)	11,340	(242)	(2%)
<b>TOTAL Telephone</b>	<b>966</b>	<b>945</b>	<b>(21)</b>	<b>(2%)</b>	<b>11,582</b>	<b>10,395</b>	<b>(1,187)</b>	<b>(11%)</b>	<b>11,340</b>	<b>(242)</b>	<b>(2%)</b>
<b>Water and Wastewater</b>											
Water and Wastewater	496	700	204	29%	6,935	11,050	4,115	37%	11,725	4,790	41%
<b>TOTAL Water and Wastewater</b>	<b>496</b>	<b>700</b>	<b>204</b>	<b>29%</b>	<b>6,935</b>	<b>11,050</b>	<b>4,115</b>	<b>37%</b>	<b>11,725</b>	<b>4,790</b>	<b>41%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>29,554</b>	<b>26,219</b>	<b>(3,335)</b>	<b>(13%)</b>	<b>438,415</b>	<b>407,181</b>	<b>(31,234)</b>	<b>(8%)</b>	<b>435,625</b>	<b>(2,790)</b>	<b>(1%)</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	0	0	0%	4,000	3,500	(500)	(14%)	3,500	(500)	(14%)
Doc Prep Filing	0	50	50	100%	0	220	220	100%	220	220	100%
Legal Fees	0	585	585	100%	27,351	6,435	(20,916)	(325%)	7,020	(20,331)	(290%)

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Professional Fees	0	500	500	100%	75	2,000	1,925	96%	2,000	1,925	96%
<b>TOTAL Professional Fees</b>	<b>0</b>	<b>1,135</b>	<b>1,135</b>	<b>100%</b>	<b>31,426</b>	<b>12,155</b>	<b>(19,271)</b>	<b>(159%)</b>	<b>12,740</b>	<b>(18,686)</b>	<b>(147%)</b>
<b>Bad Debts</b>											
Allowance for BD Adjustment	0	0	0	0%	(4,500)	0	4,500	100%	0	4,500	100%
Bad Debts	0	0	0	0%	6,870	800	(6,070)	(759%)	800	(6,070)	(759%)
<b>TOTAL Bad Debts</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>2,370</b>	<b>800</b>	<b>(1,570)</b>	<b>(196%)</b>	<b>800</b>	<b>(1,570)</b>	<b>(196%)</b>
<b>Collection Expense</b>											
Collection Expense	0	40	40	100%	2,214	440	(1,774)	(403%)	480	(1,734)	(361%)
<b>TOTAL Collection Expense</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>100%</b>	<b>2,214</b>	<b>440</b>	<b>(1,774)</b>	<b>(403%)</b>	<b>480</b>	<b>(1,734)</b>	<b>(361%)</b>
<b>Homeowner Activities</b>											
Annual Meeting	0	0	0	0%	1,735	300	(1,435)	(478%)	300	(1,435)	(478%)
Holiday Decorations	1,667	2,500	833	33%	3,367	5,000	1,633	33%	5,000	1,633	33%
Homeowner Activities	106	0	(106)	(100%)	2,671	0	(2,671)	(100%)	0	(2,671)	0%
Social Events	14	0	(14)	(100%)	5,567	8,800	3,233	37%	8,800	3,233	37%
<b>TOTAL Homeowner Activities</b>	<b>1,786</b>	<b>2,500</b>	<b>714</b>	<b>29%</b>	<b>13,339</b>	<b>14,100</b>	<b>761</b>	<b>5%</b>	<b>14,100</b>	<b>761</b>	<b>5%</b>
<b>Association Communications</b>											
Website	48	0	(48)	(100%)	511	1,000	489	49%	1,000	489	49%
<b>TOTAL Association Communications</b>	<b>48</b>	<b>0</b>	<b>(48)</b>	<b>(100%)</b>	<b>511</b>	<b>1,000</b>	<b>489</b>	<b>49%</b>	<b>1,000</b>	<b>489</b>	<b>49%</b>
<b>Insurance</b>											
Directors and Officers	128	130	2	2%	1,402	1,430	29	2%	1,560	159	10%
General, Property & Liability	408	650	242	37%	4,461	7,150	2,689	38%	7,800	3,339	43%
Umbrella	101	81	(20)	(24%)	1,264	894	(370)	(41%)	975	(289)	(30%)
Worker's Compensation	28	30	3	8%	303	330	28	8%	360	58	16%
<b>TOTAL Insurance</b>	<b>664</b>	<b>891</b>	<b>228</b>	<b>26%</b>	<b>7,428</b>	<b>9,804</b>	<b>2,376</b>	<b>24%</b>	<b>10,695</b>	<b>3,267</b>	<b>31%</b>
<b>Management Fees</b>											
Management Contract	1,112	1,080	(32)	(3%)	12,596	11,880	(716)	(6%)	12,960	364	3%
<b>TOTAL Management Fees</b>	<b>1,112</b>	<b>1,080</b>	<b>(32)</b>	<b>(3%)</b>	<b>12,596</b>	<b>11,880</b>	<b>(716)</b>	<b>(6%)</b>	<b>12,960</b>	<b>364</b>	<b>3%</b>
<b>Administration Expenses</b>											
Computer Software Subscription	0	0	0	0%	161	420	259	62%	420	259	62%
Internet Access	416	500	84	17%	4,414	5,500	1,086	20%	6,000	1,586	26%
Miscellaneous	477	0	(477)	(100%)	1,987	0	(1,987)	(100%)	0	(1,987)	0%
Office Supplies	30	50	20	39%	277	875	598	68%	925	648	70%
Postage	97	800	703	88%	263	1,455	1,192	82%	1,505	1,242	83%

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	Month Ending 11/30/2021				YTD 11/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Printing and Copying	0	50	50	100%	0	550	550	100%	600	600	100%
<b>TOTAL Administration Expenses</b>	1,020	1,400	380	27%	7,101	8,800	1,699	19%	9,450	2,349	25%
<b>Compensation</b>											
Compensation	6,040	6,778	738	11%	70,662	74,558	3,896	5%	81,336	10,674	13%
<b>TOTAL Compensation</b>	6,040	6,778	738	11%	70,662	74,558	3,896	5%	81,336	10,674	13%
<b>TOTAL General and Administrative Expenses</b>	10,670	13,824	3,154	23%	147,649	133,537	(14,112)	(11%)	143,561	(4,088)	(3%)
<b>TOTAL Operating Expenses</b>	40,224	40,043	(181)	0%	586,064	540,718	(45,346)	(8%)	579,186	(6,878)	(1%)
<b>Other Expenses</b>											
Federal Income Tax	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
<b>TOTAL Other Expenses</b>	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
<b>TOTAL Expenses</b>	40,224	40,043	(181)	0%	587,762	540,718	(47,044)	(9%)	579,186	(8,576)	(1%)
<b>NET SURPLUS (DEFICIT)</b>	10,940	8,222	2,718	33%	(6,199)	(9,795)	3,597	(37%)	0	6,199	>999%

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