

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 01/31/2022				YTD 01/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	47,947	47,947	0	0%	575,360	527,413	92%
TOTAL Regular Assessments	47,947	47,947	0	0%	47,947	47,947	0	0%	575,360	527,413	92%
Other Assessments											
Working Capital Assessment	1,200	0	1,200	100%	1,200	0	1,200	100%	0	(1,200)	0%
TOTAL Other Assessments	1,200	0	1,200	100%	1,200	0	1,200	100%	0	(1,200)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(4,451)	(4,451)	0	0%	(53,414)	(48,963)	92%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(4,451)	(4,451)	0	0%	(53,414)	(48,963)	92%
Other Income											
Damage Reimbursements	0	417	(417)	(100%)	0	417	(417)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	1,333	1,333	0	0%	16,000	14,667	92%
Penalties and Interest	50	0	50	100%	50	0	50	100%	0	(50)	0%
Architectural Review Fees	0	750	(750)	(100%)	0	750	(750)	(100%)	9,000	9,000	100%
Fines	125	0	125	100%	125	0	125	100%	0	(125)	0%
Interest Income	52	333	(281)	(84%)	52	333	(281)	(84%)	4,000	3,948	99%
RFID Income	0	1,167	(1,167)	(100%)	0	1,167	(1,167)	(100%)	14,000	14,000	100%
TOTAL Other Income	1,560	4,000	(2,440)	(61%)	1,560	4,000	(2,440)	(61%)	48,000	46,440	97%
TOTAL Revenues	46,256	47,496	(1,240)	(3%)	46,256	47,496	(1,240)	(3%)	569,946	523,690	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	377	448	71	16%	377	448	71	16%	5,375	4,997	93%
TOTAL Electricity	377	448	71	16%	377	448	71	16%	5,375	4,997	93%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	7,608	7,609	1	0%	91,308	83,700	92%
Projects	45	2,500	2,455	98%	45	2,500	2,455	98%	30,000	29,955	100%
Irrigation Repairs	1,418	833	(585)	(70%)	1,418	833	(585)	(70%)	10,000	8,582	86%
TOTAL Landscape Maintenance	9,072	10,942	1,870	17%	9,072	10,942	1,870	17%	131,308	122,236	93%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	568	1,667	1,099	66%	568	1,667	1,099	66%	20,000	19,432	97%
Fences	0	67	67	100%	0	67	67	100%	800	800	100%

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Flags and Flagpoles(s)	0	83	83	100%	0	83	83	100%	1,000	1,000	100%
Janitorial Services	0	135	135	100%	0	135	135	100%	1,620	1,620	100%
Signage	(52)	42	94	225%	(52)	42	94	225%	500	552	110%
Streets	0	1,667	1,667	100%	0	1,667	1,667	100%	20,000	20,000	100%
Supplies/Cleaning	331	83	(248)	(299%)	331	83	(248)	(299%)	1,000	669	67%
TOTAL Repairs and Maintenance	847	3,743	2,896	77%	847	3,743	2,896	77%	44,920	44,073	98%
Lodge											
Security and Patrols											
Access Card Keys	93	125	32	25%	93	125	32	25%	1,500	1,407	94%
Security and Patrols	16,778	16,667	(111)	(1%)	16,778	16,667	(111)	(1%)	200,000	183,222	92%
Security Monitoring Service	1,409	1,410	1	0%	1,409	1,410	1	0%	16,920	15,511	92%
TOTAL Security and Patrols	18,281	18,202	(79)	0%	18,281	18,202	(79)	0%	218,420	200,139	92%
Exterminating											
Exterminating	0	40	40	100%	0	40	40	100%	480	480	100%
TOTAL Exterminating	0	40	40	100%	0	40	40	100%	480	480	100%
Taxes & Insurance											
Income Taxes	0	300	300	100%	0	300	300	100%	3,600	3,600	100%
Real Property	0	150	150	100%	0	150	150	100%	1,800	1,800	100%
TOTAL Taxes & Insurance	0	450	450	100%	0	450	450	100%	5,400	5,400	100%
Telephone											
Telephone	923	250	(673)	(269%)	923	250	(673)	(269%)	3,000	2,077	69%
TOTAL Telephone	923	250	(673)	(269%)	923	250	(673)	(269%)	3,000	2,077	69%
Water and Wastewater											
Water and Wastewater	160	958	798	83%	160	958	798	83%	11,500	11,340	99%
TOTAL Water and Wastewater	160	958	798	83%	160	958	798	83%	11,500	11,340	99%
TOTAL Direct Operating Expenses	29,658	35,033	5,375	15%	29,658	35,033	5,375	15%	420,402	390,744	93%
General and Administrative Expenses											
Professional Fees											
Auditing	0	292	292	100%	0	292	292	100%	3,500	3,500	100%
Doc Prep Filing	0	18	18	100%	0	18	18	100%	220	220	100%
Legal Fees	0	1,250	1,250	100%	0	1,250	1,250	100%	15,000	15,000	100%
TOTAL Professional Fees	0	1,560	1,560	100%	0	1,560	1,560	100%	18,720	18,720	100%
Bad Debts											

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Bad Debts	0	83	83	100%	0	83	83	100%	1,000	1,000	100%
TOTAL Bad Debts	0	83	83	100%	0	83	83	100%	1,000	1,000	100%
Collection Expense											
Collection Expense	0	125	125	100%	0	125	125	100%	1,500	1,500	100%
TOTAL Collection Expense	0	125	125	100%	0	125	125	100%	1,500	1,500	100%
Homeowner Activities											
Annual Meeting	0	150	150	100%	0	150	150	100%	1,800	1,800	100%
Holiday Decorations	0	417	417	100%	0	417	417	100%	5,000	5,000	100%
Social Events	0	733	733	100%	0	733	733	100%	8,800	8,800	100%
TOTAL Homeowner Activities	0	1,300	1,300	100%	0	1,300	1,300	100%	15,600	15,600	100%
Association Communications											
Website	48	0	(48)	(100%)	48	0	(48)	(100%)	600	552	92%
TOTAL Association Communications	48	0	(48)	(100%)	48	0	(48)	(100%)	600	552	92%
Insurance											
Directors and Officers	128	133	5	4%	128	133	5	4%	1,600	1,472	92%
General, Property & Liability	408	650	242	37%	408	650	242	37%	7,800	7,392	95%
Umbrella	101	167	66	40%	101	167	66	40%	2,000	1,899	95%
Worker's Compensation	28	30	3	8%	28	30	3	8%	360	333	92%
TOTAL Insurance	664	980	316	32%	664	980	316	32%	11,760	11,096	94%
Management Fees											
Management Contract	1,112	1,168	56	5%	1,112	1,168	56	5%	14,016	12,904	92%
TOTAL Management Fees	1,112	1,168	56	5%	1,112	1,168	56	5%	14,016	12,904	92%
Administration Expenses											
Computer Software Subscription	38	17	(21)	(126%)	38	17	(21)	(126%)	200	162	81%
Internet Access	416	167	(249)	(150%)	416	167	(249)	(150%)	2,000	1,584	79%
Miscellaneous	441	0	(441)	(100%)	441	0	(441)	(100%)	0	(441)	0%
Office Supplies	73	77	4	5%	73	77	4	5%	925	852	92%
Postage	0	105	105	100%	0	105	105	100%	1,256	1,256	100%
Printing and Copying	1,253	50	(1,203)	(>999%)	1,253	50	(1,203)	(>999%)	600	(653)	(109%)
TOTAL Administration Expenses	2,221	415	(1,806)	(435%)	2,221	415	(1,806)	(435%)	4,981	2,760	55%
Compensation											
Compensation	6,941	6,780	(161)	(2%)	6,941	6,780	(161)	(2%)	81,366	74,425	91%
TOTAL Compensation	6,941	6,780	(161)	(2%)	6,941	6,780	(161)	(2%)	81,366	74,425	91%

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TOTAL General and Administrative Expenses	10,986	12,411	1,425	11%	10,986	12,411	1,425	11%	149,543	138,557	93%
TOTAL Operating Expenses	40,644	47,444	6,800	14%	40,644	47,444	6,800	14%	569,946	529,301	93%
TOTAL Expenses	40,644	47,444	6,800	14%	40,644	47,444	6,800	14%	569,946	529,301	93%
NET SURPLUS (DEFICIT)	5,611	52	5,560	>999%	5,611	52	5,560	>999%	1	(5,611)	(>999%)