

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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	48,064	47,947	117	0%	383,098	383,576	(478)	0%	575,360	192,262	33%
TOTAL Regular Assessments	48,064	47,947	117	0%	383,098	383,576	(478)	0%	575,360	192,262	33%
Other Assessments											
Working Capital Assessment	400	0	400	100%	4,400	0	4,400	100%	0	(4,400)	0%
TOTAL Other Assessments	400	0	400	100%	4,400	0	4,400	100%	0	(4,400)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(35,609)	(35,609)	0	0%	(53,414)	(17,805)	33%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(35,609)	(35,609)	0	0%	(53,414)	(17,805)	33%
Other Income											
Collection Income	125	0	125	100%	1,059	0	1,059	100%	0	(1,059)	0%
Damage Reimbursements	0	417	(417)	(100%)	0	3,334	(3,334)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	15,087	10,667	4,420	41%	16,000	913	6%
Maintenance Labor Reimbursement	0	0	0	0%	375	0	375	100%	0	(375)	0%
Prior Year Activity	0	0	0	0%	(1,553)	0	(1,553)	(100%)	0	1,553	100%
Penalties and Interest	50	0	50	100%	250	0	250	100%	0	(250)	0%
Architectural Review Fees	200	750	(550)	(73%)	6,175	6,000	175	3%	9,000	2,825	31%
Fines	0	0	0	0%	425	0	425	100%	0	(425)	0%
Interest Income	667	333	334	100%	2,125	2,667	(542)	(20%)	4,000	1,875	47%
RFID Income	645	1,167	(522)	(45%)	6,445	9,333	(2,888)	(31%)	14,000	7,555	54%
TOTAL Other Income	3,020	4,000	(980)	(25%)	30,388	32,000	(1,612)	(5%)	48,000	17,612	37%
TOTAL Revenues	47,033	47,496	(463)	(1%)	382,277	379,967	2,310	1%	569,946	187,669	33%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	443	448	5	1%	3,397	3,584	187	5%	5,375	1,977	37%
Landscape Maintenance											
Landscape Service Contract	8,141	7,609	(532)	(7%)	60,310	60,872	562	1%	91,308	30,998	34%
Projects	3,034	2,500	(534)	(21%)	15,273	20,000	4,727	24%	30,000	14,727	49%
Irrigation Repairs	2,335	833	(1,502)	(180%)	5,551	6,664	1,113	17%	10,000	4,449	44%
TOTAL Landscape Maintenance	13,510	10,942	(2,568)	(23%)	81,134	87,536	6,402	7%	131,308	50,174	38%
Repairs and Maint											

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Entr. Gates/Guardhouse	8,365	1,667	(6,698)	(402%)	20,667	13,336	(7,331)	(55%)	20,000	(667)	(3%)
Fences	0	67	67	100%	0	536	536	100%	800	800	100%
Flags and Flagpoles(s)	0	83	83	100%	425	664	239	36%	1,000	575	57%
Janitorial Services	237	135	(102)	(76%)	1,012	1,080	68	6%	1,620	608	38%
Signage	4,011	42	(3,969)	(>999%)	5,790	333	(5,456)	(>999%)	500	(5,290)	(>999%)
Streets	0	1,667	1,667	100%	525	13,333	12,808	96%	20,000	19,475	97%
Supplies/Cleaning	0	83	83	100%	864	664	(200)	(30%)	1,000	136	14%
TOTAL Repairs and Maint	12,613	3,743	(8,870)	(237%)	29,282	29,947	664	2%	44,920	15,638	35%
Safety & Security											
Access Card Keys	1,100	125	(975)	(780%)	7,972	1,000	(6,972)	(697%)	1,500	(6,472)	(431%)
Security and Patrols	20,915	16,667	(4,248)	(25%)	134,357	133,336	(1,021)	(1%)	200,000	65,643	33%
Security Monitoring Service	1,409	1,410	1	0%	11,273	11,280	7	0%	16,920	5,647	33%
TOTAL Safety & Security	23,424	18,202	(5,222)	(29%)	153,602	145,616	(7,986)	(5%)	218,420	64,818	30%
Exterminating											
Exterminating	41	40	(1)	(3%)	355	320	(35)	(11%)	480	125	26%
Taxes & Insurance											
Income Taxes	0	300	300	100%	42	2,400	2,358	98%	3,600	3,558	99%
Real Property	0	150	150	100%	827	1,200	373	31%	1,800	973	54%
TOTAL Taxes & Insurance	0	450	450	100%	869	3,600	2,731	76%	5,400	4,531	84%
Telephone											
Telephone	957	250	(707)	(283%)	7,753	2,000	(5,753)	(288%)	3,000	(4,753)	(158%)
Water and Wastewater											
Water and Wastewater	4,147	958	(3,189)	(333%)	9,634	7,664	(1,970)	(26%)	11,500	1,866	16%
TOTAL Direct Operating Expenses	55,136	35,033	(20,102)	(57%)	286,026	280,267	(5,760)	(2%)	420,402	134,376	32%
Admin Expenses											
Professional Fees											
Auditing	0	292	292	100%	175	2,336	2,161	93%	3,500	3,325	95%
Doc Prep Filing	0	18	18	100%	0	144	144	100%	220	220	100%
Legal Fees	1,470	1,250	(220)	(18%)	5,093	10,000	4,907	49%	15,000	9,907	66%
TOTAL Professional Fees	1,470	1,560	90	6%	5,268	12,480	7,212	58%	18,720	13,452	72%
Bad Debts											
Bad Debts	(1)	83	84	101%	(1)	664	665	100%	1,000	1,001	100%
Collection Expense											
Collection Expense	902	125	(777)	(622%)	2,429	1,000	(1,429)	(143%)	1,500	(929)	(62%)

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Homeowner Activities											
Annual Meeting	0	150	150	100%	296	1,200	904	75%	1,800	1,504	84%
Holiday Decorations	0	417	417	100%	0	3,336	3,336	100%	5,000	5,000	100%
Social Events	0	733	733	100%	4,608	5,864	1,256	21%	8,800	4,192	48%
TOTAL Homeowner Activities	0	1,300	1,300	100%	4,904	10,400	5,496	53%	15,600	10,696	69%
Association Communications											
Website	44	0	(44)	(100%)	358	600	242	40%	600	242	40%
Insurance & Taxes											
Directors and Officers	134	133	(1)	0%	1,062	1,064	2	0%	1,600	538	34%
General, Property & Liability	375	650	275	42%	2,955	5,200	2,245	43%	7,800	4,845	62%
Umbrella	153	167	14	8%	734	1,336	602	45%	2,000	1,266	63%
Worker's Compensation	28	30	3	8%	220	240	20	8%	360	140	39%
TOTAL Insurance & Taxes	690	980	290	30%	4,972	7,840	2,869	37%	11,760	6,789	58%
Management Fees											
Management Contract	1,054	1,168	114	10%	8,649	9,344	696	7%	14,016	5,368	38%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	891	133	(757)	(568%)	200	(691)	(345%)
Internet Access	893	167	(726)	(436%)	3,991	1,333	(2,657)	(199%)	2,000	(1,991)	(100%)
Miscellaneous	266	0	(266)	(100%)	2,426	0	(2,426)	(100%)	0	(2,426)	0%
Office Supplies	309	77	(232)	(301%)	1,323	616	(707)	(115%)	925	(398)	(43%)
Postage	0	105	105	100%	124	837	714	85%	1,256	1,132	90%
Printing and Copying	0	50	50	100%	1,253	400	(853)	(213%)	600	(653)	(109%)
TOTAL Administration Expenses	1,468	415	(1,053)	(254%)	10,007	3,320	(6,687)	(201%)	4,981	(5,026)	(101%)
Compensation											
Compensation	7,323	6,780	(543)	(8%)	57,629	54,240	(3,389)	(6%)	81,366	23,737	29%
TOTAL Admin Expenses	12,950	12,411	(538)	(4%)	94,215	99,888	5,673	6%	149,543	55,328	37%
TOTAL Operating Expenses	68,085	47,444	(20,641)	(44%)	380,241	380,155	(87)	0%	569,946	189,704	33%
TOTAL Expenses	68,085	47,444	(20,641)	(44%)	380,241	380,155	(87)	0%	569,946	189,704	33%
NET SURPLUS (DEFICIT)	(21,052)	51	(21,104)	(>999%)	2,035	(188)	2,223	(>999%)	1	(2,035)	(>999%)

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