

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 09/30/2022				YTD 09/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	48,064	47,947	117	0%	431,162	431,523	(361)	0%	575,360	144,198	25%
TOTAL Regular Assessments	48,064	47,947	117	0%	431,162	431,523	(361)	0%	575,360	144,198	25%
Other Assessments											
Working Capital Assessment	600	0	600	100%	5,000	0	5,000	100%	0	(5,000)	0%
TOTAL Other Assessments	600	0	600	100%	5,000	0	5,000	100%	0	(5,000)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(40,061)	(40,061)	0	0%	(53,414)	(13,353)	25%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(40,061)	(40,061)	0	0%	(53,414)	(13,353)	25%
Other Income											
Collection Income	0	0	0	0%	1,059	0	1,059	100%	0	(1,059)	0%
Damage Reimbursements	0	417	(417)	(100%)	0	3,750	(3,750)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	16,420	12,000	4,420	37%	16,000	(420)	(3%)
Maintenance Labor Reimbursement	95	0	95	100%	470	0	470	100%	0	(470)	0%
Prior Year Activity	(3,853)	0	(3,853)	(100%)	(5,406)	0	(5,406)	(100%)	0	5,406	100%
Penalties and Interest	0	0	0	0%	250	0	250	100%	0	(250)	0%
Architectural Review Fees	0	750	(750)	(100%)	6,175	6,750	(575)	(9%)	9,000	2,825	31%
Fines	50	0	50	100%	475	0	475	100%	0	(475)	0%
Interest Income	375	333	41	12%	2,500	3,000	(500)	(17%)	4,000	1,500	38%
RFID Income	375	1,167	(792)	(68%)	6,820	10,500	(3,680)	(35%)	14,000	7,180	51%
TOTAL Other Income	(1,625)	4,000	(5,625)	(141%)	28,763	36,000	(7,237)	(20%)	48,000	19,237	40%
TOTAL Revenues	42,588	47,496	(4,908)	(10%)	424,865	427,463	(2,598)	(1%)	569,946	145,082	25%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	439	448	9	2%	3,836	4,032	196	5%	5,375	1,539	29%
Landscape Maintenance											
Landscape Service Contract	7,743	7,609	(134)	(2%)	68,053	68,481	428	1%	91,308	23,255	25%
Projects	1,039	2,500	1,461	58%	16,312	22,500	6,188	28%	30,000	13,688	46%
Irrigation Repairs	0	833	833	100%	5,551	7,497	1,946	26%	10,000	4,449	44%
TOTAL Landscape Maintenance	8,782	10,942	2,160	20%	89,916	98,478	8,562	9%	131,308	41,392	32%
Repairs and Maint											

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Entr. Gates/Guardhouse	(656)	1,667	2,323	139%	20,012	15,003	(5,009)	(33%)	20,000	(12)	0%
Fences	0	67	67	100%	0	603	603	100%	800	800	100%
Flags and Flagpoles(s)	0	83	83	100%	425	747	322	43%	1,000	575	57%
Janitorial Services	161	135	(26)	(19%)	1,172	1,215	43	4%	1,620	448	28%
Signage	(3,290)	42	3,331	>999%	2,500	375	(2,125)	(567%)	500	(2,000)	(400%)
Streets	0	1,667	1,667	100%	525	15,000	14,475	96%	20,000	19,475	97%
Supplies/Cleaning	0	83	83	100%	864	747	(117)	(16%)	1,000	136	14%
TOTAL Repairs and Maint	(3,784)	3,743	7,528	201%	25,498	33,690	8,192	24%	44,920	19,422	43%
Safety & Security											
Access Card Keys	311	125	(186)	(148%)	8,283	1,125	(7,158)	(636%)	1,500	(6,783)	(452%)
Security and Patrols	20,570	16,667	(3,903)	(23%)	154,927	150,003	(4,924)	(3%)	200,000	45,073	23%
Security Monitoring Service	1,409	1,410	1	0%	12,682	12,690	8	0%	16,920	4,238	25%
TOTAL Safety & Security	22,290	18,202	(4,088)	(22%)	175,891	163,818	(12,073)	(7%)	218,420	42,528	19%
Exterminating											
Exterminating	40	40	0	0%	395	360	(35)	(10%)	480	85	18%
Taxes & Insurance											
Income Taxes	0	300	300	100%	42	2,700	2,658	98%	3,600	3,558	99%
Real Property	0	150	150	100%	827	1,350	523	39%	1,800	973	54%
TOTAL Taxes & Insurance	0	450	450	100%	869	4,050	3,181	79%	5,400	4,531	84%
Telephone											
Telephone	963	250	(713)	(285%)	8,716	2,250	(6,466)	(287%)	3,000	(5,716)	(191%)
Water and Wastewater											
Water and Wastewater	2,048	958	(1,090)	(114%)	11,682	8,622	(3,060)	(35%)	11,500	(182)	(2%)
TOTAL Direct Operating Expenses	30,777	35,033	4,256	12%	316,803	315,300	(1,503)	0%	420,402	103,599	25%
Admin Expenses											
Professional Fees											
Auditing	0	292	292	100%	175	2,628	2,453	93%	3,500	3,325	95%
Doc Prep Filing	0	18	18	100%	0	162	162	100%	220	220	100%
Legal Fees	2,277	1,250	(1,027)	(82%)	7,370	11,250	3,880	34%	15,000	7,630	51%
TOTAL Professional Fees	2,277	1,560	(717)	(46%)	7,545	14,040	6,495	46%	18,720	11,175	60%
Bad Debts											
Bad Debts	0	83	83	100%	(1)	747	748	100%	1,000	1,001	100%
Collection Expense											
Collection Expense	362	125	(237)	(190%)	2,792	1,125	(1,667)	(148%)	1,500	(1,292)	(86%)

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Homeowner Activities											
Annual Meeting	0	150	150	100%	296	1,350	1,054	78%	1,800	1,504	84%
Holiday Decorations	0	417	417	100%	0	3,753	3,753	100%	5,000	5,000	100%
Social Events	0	733	733	100%	4,608	6,597	1,989	30%	8,800	4,192	48%
TOTAL Homeowner Activities	0	1,300	1,300	100%	4,904	11,700	6,796	58%	15,600	10,696	69%
Association Communications											
Website	44	0	(44)	(100%)	401	600	199	33%	600	199	33%
Insurance & Taxes											
Directors and Officers	134	133	(1)	0%	1,196	1,197	1	0%	1,600	404	25%
General, Property & Liability	375	650	275	42%	3,330	5,850	2,520	43%	7,800	4,470	57%
Umbrella	153	167	14	8%	888	1,503	615	41%	2,000	1,113	56%
Worker's Compensation	28	30	3	8%	248	270	23	8%	360	113	31%
TOTAL Insurance & Taxes	690	980	290	30%	5,661	8,820	3,159	36%	11,760	6,099	52%
Management Fees											
Management Contract	1,054	1,168	114	10%	9,702	10,512	810	8%	14,016	4,314	31%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	891	150	(741)	(494%)	200	(691)	(345%)
Internet Access	888	167	(721)	(433%)	4,879	1,500	(3,379)	(225%)	2,000	(2,879)	(144%)
Miscellaneous	1,659	0	(1,659)	(100%)	4,085	0	(4,085)	(100%)	0	(4,085)	0%
Office Supplies	61	77	16	20%	1,385	693	(692)	(100%)	925	(460)	(50%)
Postage	0	105	105	100%	124	942	818	87%	1,256	1,132	90%
Printing and Copying	0	50	50	100%	1,253	450	(803)	(178%)	600	(653)	(109%)
TOTAL Administration Expenses	2,608	415	(2,193)	(528%)	12,616	3,735	(8,880)	(238%)	4,981	(7,634)	(153%)
Compensation											
Compensation	7,323	6,780	(543)	(8%)	64,952	61,020	(3,932)	(6%)	81,366	16,414	20%
TOTAL Admin Expenses	14,357	12,411	(1,946)	(16%)	108,572	112,299	3,727	3%	149,543	40,971	27%
TOTAL Operating Expenses	45,134	47,444	2,310	5%	425,375	427,599	2,224	1%	569,946	144,570	25%
TOTAL Expenses	45,134	47,444	2,310	5%	425,375	427,599	2,224	1%	569,946	144,570	25%
NET SURPLUS (DEFICIT)	(2,546)	51	(2,598)	(>999%)	(511)	(137)	(374)	274%	1	511	>999%

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