

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 11/30/2022				YTD 11/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	48,064	47,947	117	0%	527,290	527,417	(127)	0%	575,360	48,070	8%
TOTAL Regular Assessments	48,064	47,947	117	0%	527,290	527,417	(127)	0%	575,360	48,070	8%
Other Assessments											
Working Capital Assessment	600	0	600	100%	5,800	0	5,800	100%	0	(5,800)	0%
TOTAL Other Assessments	600	0	600	100%	5,800	0	5,800	100%	0	(5,800)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(48,963)	(48,963)	0	0%	(53,414)	(4,451)	8%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(48,963)	(48,963)	0	0%	(53,414)	(4,451)	8%
Other Income											
Collection Income	0	0	0	0%	1,184	0	1,184	100%	0	(1,184)	0%
Damage Reimbursements	0	417	(417)	(100%)	0	4,584	(4,584)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	2,666	1,333	1,333	100%	20,419	14,667	5,752	39%	16,000	(4,419)	(28%)
Maintenance Labor Reimbursement	0	0	0	0%	549	0	549	100%	0	(549)	0%
Miscellaneous Income	319	0	319	100%	319	0	319	100%	0	(319)	0%
Prior Year Activity	0	0	0	0%	(5,406)	0	(5,406)	(100%)	0	5,406	100%
Penalties and Interest	0	0	0	0%	225	0	225	100%	0	(225)	0%
Architectural Review Fees	650	750	(100)	(13%)	6,825	8,250	(1,425)	(17%)	9,000	2,175	24%
Fines	0	0	0	0%	650	0	650	100%	0	(650)	0%
Interest Income	158	333	(175)	(53%)	2,954	3,667	(712)	(19%)	4,000	1,046	26%
RFID Income	475	1,167	(692)	(59%)	8,708	12,833	(4,126)	(32%)	14,000	5,292	38%
TOTAL Other Income	4,268	4,000	268	7%	36,427	44,000	(7,573)	(17%)	48,000	11,573	24%
TOTAL Revenues	48,481	47,496	985	2%	520,554	522,454	(1,900)	0%	569,946	49,392	9%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	398	448	50	11%	4,590	4,928	338	7%	5,375	785	15%
Landscape Maintenance											
Landscape Service Contract	7,366	7,609	243	3%	82,864	83,699	835	1%	91,308	8,444	9%
Projects	13,435	2,500	(10,935)	(437%)	31,811	27,500	(4,311)	(16%)	30,000	(1,811)	(6%)
Irrigation Repairs	0	833	833	100%	7,410	9,163	1,753	19%	10,000	2,590	26%
TOTAL Landscape Maintenance	20,802	10,942	(9,860)	(90%)	122,085	120,362	(1,723)	(1%)	131,308	9,223	7%

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Repairs and Maint											
Entr. Gates/Guardhouse	4,432	1,667	(2,765)	(166%)	27,005	18,337	(8,668)	(47%)	20,000	(7,005)	(35%)
Fences	0	67	67	100%	0	737	737	100%	800	800	100%
Flags and Flagpoles(s)	172	83	(89)	(108%)	597	913	316	35%	1,000	403	40%
Janitorial Services	494	135	(359)	(266%)	1,832	1,485	(347)	(23%)	1,620	(212)	(13%)
Signage	0	42	42	100%	2,500	458	(2,042)	(445%)	500	(2,000)	(400%)
Streets	0	1,667	1,667	100%	525	18,333	17,808	97%	20,000	19,475	97%
Supplies/Cleaning	74	83	9	11%	966	913	(53)	(6%)	1,000	34	3%
TOTAL Repairs and Maint	5,173	3,743	(1,430)	(38%)	33,425	41,177	7,752	19%	44,920	11,495	26%
Safety & Security											
Access Card Keys	(5,661)	125	5,786	>999%	3,162	1,375	(1,787)	(130%)	1,500	(1,662)	(111%)
Security and Patrols	21,329	16,667	(4,662)	(28%)	217,203	183,337	(33,866)	(18%)	200,000	(17,203)	(9%)
Security Monitoring Service	1,409	1,410	1	0%	15,500	15,510	10	0%	16,920	1,420	8%
TOTAL Safety & Security	17,077	18,202	1,125	6%	235,865	200,222	(35,643)	(18%)	218,420	(17,445)	(8%)
Exterminating											
Exterminating	40	40	0	0%	475	440	(35)	(8%)	480	5	1%
Taxes & Insurance											
Income Taxes	0	300	300	100%	42	3,300	3,258	99%	3,600	3,558	99%
Real Property	0	150	150	100%	827	1,650	823	50%	1,800	973	54%
TOTAL Taxes & Insurance	0	450	450	100%	869	4,950	4,081	82%	5,400	4,531	84%
Telephone											
Telephone	957	250	(707)	(283%)	10,631	2,750	(7,881)	(287%)	3,000	(7,631)	(254%)
Water and Wastewater											
Water and Wastewater	1,844	958	(886)	(93%)	15,481	10,538	(4,943)	(47%)	11,500	(3,981)	(35%)
TOTAL Direct Operating Expenses	46,292	35,033	(11,258)	(32%)	423,421	385,367	(38,054)	(10%)	420,402	(3,018)	(1%)
Admin Expenses											
Professional Fees											
Auditing	0	292	292	100%	175	3,212	3,037	95%	3,500	3,325	95%
Doc Prep Filing	0	18	18	100%	0	198	198	100%	220	220	100%
Legal Fees	1,070	1,250	180	14%	11,070	13,750	2,680	19%	15,000	3,930	26%
TOTAL Professional Fees	1,070	1,560	490	31%	11,245	17,160	5,915	34%	18,720	7,475	40%
Bad Debts											
Bad Debt Expense	0	83	83	100%	(1)	913	914	100%	1,000	1,001	100%
Collection Expense											

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Collection Expense	164	125	(39)	(32%)	3,463	1,375	(2,088)	(152%)	1,500	(1,963)	(131%)
Homeowner Activities											
Annual Meeting	0	150	150	100%	296	1,650	1,354	82%	1,800	1,504	84%
Holiday Decorations	0	417	417	100%	0	4,587	4,587	100%	5,000	5,000	100%
Social Events	4,463	733	(3,730)	(509%)	9,071	8,063	(1,008)	(13%)	8,800	(271)	(3%)
TOTAL Homeowner Activities	4,463	1,300	(3,163)	(243%)	9,367	14,300	4,933	34%	15,600	6,233	40%
Association Communications											
Website	44	0	(44)	(100%)	489	600	111	19%	600	111	19%
Insurance											
Directors and Officers	134	133	(1)	0%	1,463	1,463	0	0%	1,600	137	9%
General, Property & Liability	375	650	275	42%	4,081	7,150	3,069	43%	7,800	3,719	48%
Umbrella	153	167	14	8%	1,194	1,837	643	35%	2,000	806	40%
Worker's Compensation	28	30	3	8%	303	330	28	8%	360	58	16%
TOTAL Insurance	690	980	290	30%	7,040	10,780	3,740	35%	11,760	4,720	40%
Management Fees											
Management Contract	1,004	1,168	164	14%	11,710	12,848	1,139	9%	14,016	2,307	16%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	891	183	(707)	(386%)	200	(691)	(345%)
Internet Access	477	167	(310)	(186%)	5,484	1,833	(3,651)	(199%)	2,000	(3,484)	(174%)
Miscellaneous	320	0	(320)	(100%)	5,856	0	(5,856)	(100%)	0	(5,856)	0%
Office Supplies	125	77	(48)	(62%)	1,526	847	(679)	(80%)	925	(601)	(65%)
Postage	0	105	105	100%	189	1,151	963	84%	1,256	1,067	85%
Printing and Copying	0	50	50	100%	1,253	550	(703)	(128%)	600	(653)	(109%)
TOTAL Administration Expenses	921	415	(506)	(122%)	15,198	4,565	(10,633)	(233%)	4,981	(10,217)	(205%)
Compensation											
Compensation	7,323	6,780	(543)	(8%)	84,702	74,580	(10,122)	(14%)	81,366	(3,336)	(4%)
TOTAL Admin Expenses	15,678	12,411	(3,267)	(26%)	143,212	137,121	(6,090)	(4%)	149,543	6,332	4%
TOTAL Operating Expenses	61,970	47,444	(14,526)	(31%)	566,632	522,488	(44,144)	(8%)	569,946	3,313	1%
TOTAL Expenses	61,970	47,444	(14,526)	(31%)	566,632	522,488	(44,144)	(8%)	569,946	3,313	1%
NET SURPLUS (DEFICIT)	(13,489)	51	(13,540)	(>999%)	(46,078)	(34)	(46,044)	>999%	1	46,079	>999%

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