

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 10/31/2022				YTD 10/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	48,064	47,947	117	0%	479,226	479,470	(244)	0%	575,360	96,134	17%
TOTAL Regular Assessments	48,064	47,947	117	0%	479,226	479,470	(244)	0%	575,360	96,134	17%
Other Assessments											
Working Capital Assessment	200	0	200	100%	5,200	0	5,200	100%	0	(5,200)	0%
TOTAL Other Assessments	200	0	200	100%	5,200	0	5,200	100%	0	(5,200)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(44,512)	(44,512)	0	0%	(53,414)	(8,902)	17%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(44,512)	(44,512)	0	0%	(53,414)	(8,902)	17%
Other Income											
Collection Income	125	0	125	100%	1,184	0	1,184	100%	0	(1,184)	0%
Damage Reimbursements	0	417	(417)	(100%)	0	4,167	(4,167)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	17,753	13,333	4,420	33%	16,000	(1,753)	(11%)
Maintenance Labor Reimbursement	79	0	79	100%	549	0	549	100%	0	(549)	0%
Prior Year Activity	0	0	0	0%	(5,406)	0	(5,406)	(100%)	0	5,406	100%
Penalties and Interest	(25)	0	(25)	(100%)	225	0	225	100%	0	(225)	0%
Architectural Review Fees	0	750	(750)	(100%)	6,175	7,500	(1,325)	(18%)	9,000	2,825	31%
Fines	175	0	175	100%	650	0	650	100%	0	(650)	0%
Interest Income	296	333	(37)	(11%)	2,796	3,333	(537)	(16%)	4,000	1,204	30%
RFID Income	1,413	1,167	246	21%	8,233	11,667	(3,434)	(29%)	14,000	5,767	41%
TOTAL Other Income	3,396	4,000	(604)	(15%)	32,159	40,000	(7,841)	(20%)	48,000	15,841	33%
TOTAL Revenues	47,209	47,496	(287)	(1%)	472,073	474,959	(2,885)	(1%)	569,946	97,873	17%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	356	448	92	21%	4,192	4,480	288	6%	5,375	1,183	22%
Landscape Maintenance											
Landscape Service Contract	7,445	7,609	164	2%	75,498	76,090	592	1%	91,308	15,810	17%
Projects	2,063	2,500	437	17%	18,375	25,000	6,625	26%	30,000	11,625	39%
Irrigation Repairs	1,859	833	(1,026)	(123%)	7,410	8,330	920	11%	10,000	2,590	26%
TOTAL Landscape Maintenance	11,367	10,942	(425)	(4%)	101,283	109,420	8,137	7%	131,308	30,025	23%
Repairs and Maint											

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	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Amenity Access Systems	28	0	(28)	(100%)	28	0	(28)	(100%)	0	(28)	0%
Entr. Gates/Guardhouse	2,063	1,667	(396)	(24%)	22,074	16,670	(5,404)	(32%)	20,000	(2,074)	(10%)
Fences	0	67	67	100%	0	670	670	100%	800	800	100%
Flags and Flagpoles(s)	0	83	83	100%	425	830	405	49%	1,000	575	57%
Janitorial Services	166	135	(31)	(23%)	1,338	1,350	12	1%	1,620	282	17%
Signage	0	42	42	100%	2,500	417	(2,083)	(500%)	500	(2,000)	(400%)
Streets	0	1,667	1,667	100%	525	16,667	16,142	97%	20,000	19,475	97%
Supplies/Cleaning	0	83	83	100%	864	830	(34)	(4%)	1,000	136	14%
TOTAL Repairs and Maint	2,256	3,743	1,487	40%	27,754	37,433	9,679	26%	44,920	17,166	38%
Safety & Security											
Access Card Keys	540	125	(415)	(332%)	8,823	1,250	(7,573)	(606%)	1,500	(7,323)	(488%)
Security and Patrols	40,947	16,667	(24,280)	(146%)	195,874	166,670	(29,204)	(18%)	200,000	4,126	2%
Security Monitoring Service	1,409	1,410	1	0%	14,091	14,100	9	0%	16,920	2,829	17%
TOTAL Safety & Security	42,896	18,202	(24,694)	(136%)	218,788	182,020	(36,768)	(20%)	218,420	(368)	0%
Exterminating											
Exterminating	40	40	0	0%	435	400	(35)	(9%)	480	45	9%
Taxes & Insurance											
Income Taxes	0	300	300	100%	42	3,000	2,958	99%	3,600	3,558	99%
Real Property	0	150	150	100%	827	1,500	673	45%	1,800	973	54%
TOTAL Taxes & Insurance	0	450	450	100%	869	4,500	3,631	81%	5,400	4,531	84%
Telephone											
Telephone	958	250	(708)	(283%)	9,674	2,500	(7,174)	(287%)	3,000	(6,674)	(222%)
Water and Wastewater											
Water and Wastewater	1,955	958	(997)	(104%)	13,637	9,580	(4,057)	(42%)	11,500	(2,137)	(19%)
TOTAL Direct Operating Expenses	59,828	35,033	(24,795)	(71%)	376,631	350,333	(26,298)	(8%)	420,402	43,771	10%
Admin Expenses											
Professional Fees											
Auditing	0	292	292	100%	175	2,920	2,745	94%	3,500	3,325	95%
Doc Prep Filing	0	18	18	100%	0	180	180	100%	220	220	100%
Legal Fees	2,630	1,250	(1,380)	(110%)	10,000	12,500	2,500	20%	15,000	5,000	33%
TOTAL Professional Fees	2,630	1,560	(1,070)	(69%)	10,175	15,600	5,425	35%	18,720	8,545	46%
Bad Debts											
Bad Debts	0	83	83	100%	(1)	830	831	100%	1,000	1,001	100%
Collection Expense											

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Collection Expense	506	125	(381)	(305%)	3,298	1,250	(2,048)	(164%)	1,500	(1,798)	(120%)
Homeowner Activities											
Annual Meeting	0	150	150	100%	296	1,500	1,204	80%	1,800	1,504	84%
Holiday Decorations	0	417	417	100%	0	4,170	4,170	100%	5,000	5,000	100%
Social Events	0	733	733	100%	4,608	7,330	2,722	37%	8,800	4,192	48%
TOTAL Homeowner Activities	0	1,300	1,300	100%	4,904	13,000	8,096	62%	15,600	10,696	69%
Association Communications											
Website	44	0	(44)	(100%)	445	600	155	26%	600	155	26%
Insurance											
Directors and Officers	134	133	(1)	0%	1,329	1,330	1	0%	1,600	271	17%
General, Property & Liability	375	650	275	42%	3,706	6,500	2,794	43%	7,800	4,094	52%
Umbrella	153	167	14	8%	1,041	1,670	629	38%	2,000	959	48%
Worker's Compensation	28	30	3	8%	275	300	25	8%	360	85	24%
TOTAL Insurance	690	980	290	30%	6,351	9,800	3,449	35%	11,760	5,409	46%
Management Fees											
Management Contract	1,004	1,168	164	14%	10,706	11,680	974	8%	14,016	3,310	24%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	891	167	(724)	(434%)	200	(691)	(345%)
Internet Access	627	167	(460)	(276%)	5,506	1,667	(3,839)	(230%)	2,000	(3,505)	(175%)
Miscellaneous	1,451	0	(1,451)	(100%)	5,536	0	(5,536)	(100%)	0	(5,536)	0%
Office Supplies	16	77	61	79%	1,401	770	(631)	(82%)	925	(476)	(51%)
Postage	65	105	39	38%	189	1,047	858	82%	1,256	1,067	85%
Printing and Copying	0	50	50	100%	1,253	500	(753)	(151%)	600	(653)	(109%)
TOTAL Administration Expenses	2,159	415	(1,744)	(420%)	14,775	4,150	(10,625)	(256%)	4,981	(9,794)	(197%)
Compensation											
Compensation	12,427	6,780	(5,647)	(83%)	77,379	67,800	(9,579)	(14%)	81,366	3,987	5%
TOTAL Admin Expenses	19,459	12,411	(7,048)	(57%)	128,031	124,710	(3,321)	(3%)	149,543	21,512	14%
TOTAL Operating Expenses	79,287	47,444	(31,843)	(67%)	504,662	475,044	(29,619)	(6%)	569,946	65,283	11%
TOTAL Expenses	79,287	47,444	(31,843)	(67%)	504,662	475,044	(29,619)	(6%)	569,946	65,283	11%
NET SURPLUS (DEFICIT)	(32,078)	51	(32,130)	(>999%)	(32,589)	(85)	(32,504)	>999%	1	32,590	>999%

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