

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 02/28/2023				YTD 02/28/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	60,697	60,697	0	0%	121,394	121,394	0	0%	728,360	606,966	83%
TOTAL Regular Assessments	60,697	60,697	0	0%	121,394	121,394	0	0%	728,360	606,966	83%
Other Assessments											
Working Capital Assessment	400	569	(169)	(30%)	600	1,138	(538)	(47%)	6,825	6,225	91%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,161)	0	0%	(6,321)	(6,322)	1	0%	(37,928)	(31,607)	83%
TOTAL Assessment Allocation	(3,161)	(3,161)	0	0%	(6,321)	(6,322)	1	0%	(37,928)	(31,607)	83%
Other Income											
Collection Income	0	25	(25)	(100%)	300	50	250	500%	300	0	0%
Damage Reimbursements	0	125	(125)	(100%)	0	250	(250)	(100%)	1,500	1,500	100%
Hills CC Road Contribution	1,500	733	767	105%	3,000	1,466	1,534	105%	8,800	5,800	66%
Maintenance Labor Reimbursement	250	0	250	100%	250	0	250	100%	0	(250)	0%
Penalties and Interest	0	101	(101)	(100%)	50	201	(151)	(75%)	1,206	1,156	96%
Architectural Review Fees	900	2,576	(1,676)	(65%)	900	5,152	(4,252)	(83%)	30,914	30,014	97%
Compliance Fees	0	667	(667)	(100%)	0	1,334	(1,334)	(100%)	8,000	8,000	100%
Road Fund Income	2,000	0	2,000	100%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	0	44	(44)	(100%)	0	88	(88)	(100%)	525	525	100%
Interest Income	658	125	533	427%	795	250	545	218%	1,500	705	47%
RFID Income	295	2,330	(2,035)	(87%)	920	4,660	(3,740)	(80%)	27,962	27,042	97%
TOTAL Other Income	5,603	6,726	(1,122)	(17%)	8,215	13,451	(5,236)	(39%)	80,707	72,492	90%
TOTAL Revenues	63,539	64,831	(1,291)	(2%)	123,887	129,661	(5,774)	(4%)	777,964	654,077	84%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	459	493	34	7%	880	986	106	11%	5,912	5,032	85%
Landscape Maintenance											
Landscape Service Contract	7,648	9,068	1,420	16%	15,296	18,136	2,840	16%	108,821	93,525	86%
Lot Mow	0	13	13	100%	0	26	26	100%	158	158	100%
Projects	250	3,328	3,078	92%	250	6,656	6,406	96%	39,940	39,690	99%
Irrigation Repairs	0	1,691	1,691	100%	0	3,382	3,382	100%	20,290	20,290	100%
TOTAL Landscape Maintenance	7,898	14,100	6,202	44%	15,546	28,200	12,654	45%	169,209	153,663	91%

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Repairs and Maint											
Entr. Gates/Guardhouse	3,723	4,578	855	19%	4,123	9,156	5,033	55%	54,936	50,813	92%
Flags and Flagpoles(s)	0	120	120	100%	0	240	240	100%	1,440	1,440	100%
General Repairs	500	150	(350)	(233%)	500	300	(200)	(67%)	1,800	1,300	72%
Janitorial Services	143	104	(39)	(37%)	250	208	(42)	(20%)	1,250	1,000	80%
Lights and Electrical	1,462	140	(1,322)	(944%)	1,462	280	(1,182)	(422%)	1,685	223	13%
Signage	0	132	132	100%	0	264	264	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	3,514	3,514	100%	21,082	21,082	100%
Supplies/Cleaning	42	157	115	74%	110	314	204	65%	1,886	1,776	94%
TOTAL Repairs and Maint	5,869	7,138	1,269	18%	6,445	14,276	7,831	55%	85,663	79,218	92%
Safety & Security											
Access Card Keys	1,432	(36)	(1,468)	>999%	1,432	(72)	(1,504)	>999%	(432)	(1,864)	431%
Security and Patrols	20,216	21,450	1,234	6%	40,136	42,900	2,764	6%	257,400	217,264	84%
Security Monitoring Service	0	1,691	1,691	100%	1,454	3,382	1,928	57%	20,290	18,836	93%
TOTAL Safety & Security	21,648	23,105	1,457	6%	43,022	46,210	3,188	7%	277,258	234,236	84%
Exterminating											
Exterminating	81	61	(20)	(33%)	121	122	1	1%	734	613	83%
Taxes & Insurance											
Income Taxes	0	5	5	100%	0	10	10	100%	58	58	100%
Real Property	0	163	163	100%	0	326	326	100%	1,958	1,958	100%
TOTAL Taxes & Insurance	0	168	168	100%	0	336	336	100%	2,016	2,016	100%
Telephone											
Amenity Center	713	0	(713)	(100%)	713	0	(713)	(100%)	0	(713)	0%
Other	350	0	(350)	(100%)	350	0	(350)	(100%)	0	(350)	0%
Telephone	0	1,114	1,114	100%	1,062	2,228	1,166	52%	13,363	12,301	92%
Water and Wastewater											
Other	167	0	(167)	(100%)	167	0	(167)	(100%)	0	(167)	0%
Water and Wastewater	0	839	839	100%	231	1,678	1,447	86%	10,066	9,835	98%
TOTAL Direct Operating Expenses	37,186	47,018	9,832	21%	68,537	94,036	25,499	27%	564,220	495,683	88%
Admin Expenses											
Professional Fees											
Auditing	0	67	67	100%	0	134	134	100%	806	806	100%
Legal Fees	2,457	1,588	(869)	(55%)	2,457	3,176	719	23%	19,051	16,595	87%
Professional Fees	0	7	7	100%	0	14	14	100%	86	86	100%

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TOTAL Professional Fees	2,457	1,662	(795)	(48%)	2,457	3,324	867	26%	19,944	17,487	88%
Bad Debts											
Bad Debt Expense	0	0	0	0%	0	0	0	100%	0	0	100%
Collection Expense											
Collection Expense	180	0	(180)	(100%)	360	0	(360)	(100%)	0	(360)	0%
Other	396	0	(396)	(100%)	396	0	(396)	(100%)	0	(396)	0%
Homeowner Activities											
Annual Meeting	0	148	148	100%	501	296	(205)	(69%)	1,771	1,270	72%
Holiday Decorations	0	337	337	100%	0	674	674	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	0	2,642	2,642	100%	15,854	15,854	100%
TOTAL Homeowner Activities	0	1,806	1,806	100%	501	3,612	3,111	86%	21,672	21,171	98%
Association Communications											
Website	0	0	0	0%	44	0	(44)	(100%)	0	(44)	0%
Insurance											
Directors and Officers	134	156	23	14%	267	312	45	14%	1,872	1,605	86%
General, Property & Liability	489	466	(23)	(5%)	864	932	68	7%	5,587	4,723	85%
Umbrella	287	54	(233)	(432%)	440	108	(332)	(308%)	648	208	32%
Worker's Compensation	28	34	7	19%	55	68	13	19%	403	348	86%
TOTAL Insurance	937	710	(227)	(32%)	1,627	1,420	(207)	(15%)	8,510	6,884	81%
Management Fees											
Management Contract	715	1,285	570	44%	1,430	2,570	1,140	44%	15,418	13,988	91%
Administration Expenses											
Administration	389	0	(389)	(100%)	778	0	(778)	(100%)	0	(778)	0%
Computer Software Subscription	0	96	96	100%	43	192	149	78%	1,152	1,109	96%
Internet Access	627	544	(83)	(15%)	987	1,088	101	9%	6,523	5,536	85%
Miscellaneous	2,409	271	(2,138)	(789%)	4,508	542	(3,966)	(732%)	3,254	(1,254)	(39%)
Office Supplies	0	157	157	100%	125	314	189	60%	1,886	1,761	93%
Postage	0	29	29	100%	0	58	58	100%	346	346	100%
Printing and Copying	0	125	125	100%	21	250	229	92%	1,498	1,476	99%
TOTAL Administration Expenses	3,425	1,222	(2,203)	(180%)	6,462	2,444	(4,018)	(164%)	14,659	8,197	56%
Compensation											
Compensation	8,705	8,431	(274)	(3%)	17,615	16,862	(753)	(4%)	101,174	83,559	83%
TOTAL Admin Expenses	16,814	15,116	(1,698)	(11%)	30,891	30,232	(659)	(2%)	181,378	150,486	83%
TOTAL Operating Expenses	54,000	62,134	8,134	13%	99,428	124,268	24,840	20%	745,598	646,170	87%

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Other Expenses											
Federal Income Tax	0	(29)	(29)	100%	0	(58)	(58)	100%	(346)	(346)	100%
Contingency	19,595	2,739	(16,856)	(615%)	19,595	5,478	(14,117)	(258%)	32,866	13,271	40%
TOTAL Other Expenses	19,595	2,710	(16,885)	(623%)	19,595	5,420	(14,175)	(262%)	32,520	12,925	40%
TOTAL Expenses	73,595	64,844	(8,751)	(13%)	119,023	129,688	10,665	8%	778,118	659,095	85%
NET SURPLUS (DEFICIT)	(10,055)	(14)	(10,042)	>999%	4,864	(27)	4,891	(>999%)	(154)	(5,018)	>999%