

# 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 03/31/2023				YTD 03/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	61,905	60,697	1,208	2%	183,299	182,091	1,208	1%	728,360	545,061	75%
<b>TOTAL Regular Assessments</b>	<b>61,905</b>	<b>60,697</b>	<b>1,208</b>	<b>2%</b>	<b>183,299</b>	<b>182,091</b>	<b>1,208</b>	<b>1%</b>	<b>728,360</b>	<b>545,061</b>	<b>75%</b>
<b>Other Assessments</b>											
Working Capital Assessment	200	569	(369)	(65%)	800	1,707	(907)	(53%)	6,825	6,025	88%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(9,482)	(9,483)	1	0%	(37,928)	(28,446)	75%
<b>TOTAL Assessment Allocation</b>	<b>(3,161)</b>	<b>(3,161)</b>	<b>0</b>	<b>0%</b>	<b>(9,482)</b>	<b>(9,483)</b>	<b>1</b>	<b>0%</b>	<b>(37,928)</b>	<b>(28,446)</b>	<b>75%</b>
<b>Other Income</b>											
Collection Income	0	25	(25)	(100%)	300	75	225	300%	300	0	0%
Damage Reimbursements	0	125	(125)	(100%)	0	375	(375)	(100%)	1,500	1,500	100%
Hills CC Road Contribution	1,500	733	767	105%	4,500	2,199	2,301	105%	8,800	4,300	49%
Interest Income	39	0	39	100%	39	0	39	100%	0	(39)	0%
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Penalties and Interest	50	101	(51)	(50%)	100	302	(202)	(67%)	1,206	1,106	92%
Prior Year Activity	(8,500)	0	(8,500)	(100%)	(8,500)	0	(8,500)	(100%)	0	8,500	100%
Architectural Review Fees	650	2,576	(1,926)	(75%)	1,550	7,728	(6,178)	(80%)	30,914	29,364	95%
Compliance Fees	0	667	(667)	(100%)	0	2,001	(2,001)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	25	44	(19)	(43%)	25	132	(107)	(81%)	525	500	95%
Interest Income	521	125	396	317%	1,316	375	941	251%	1,500	184	12%
RFID Income	675	2,330	(1,655)	(71%)	1,595	6,990	(5,395)	(77%)	27,962	26,367	94%
<b>TOTAL Other Income</b>	<b>(5,040)</b>	<b>6,726</b>	<b>(11,765)</b>	<b>(175%)</b>	<b>3,175</b>	<b>20,177</b>	<b>(17,002)</b>	<b>(84%)</b>	<b>80,707</b>	<b>77,532</b>	<b>96%</b>
<b>TOTAL Revenues</b>	<b>53,904</b>	<b>64,831</b>	<b>(10,926)</b>	<b>(17%)</b>	<b>177,791</b>	<b>194,492</b>	<b>(16,700)</b>	<b>(9%)</b>	<b>777,964</b>	<b>600,173</b>	<b>77%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Amenity Center	43	0	(43)	(100%)	43	0	(43)	(100%)	0	(43)	0%
Electricity - General	344	493	149	30%	1,224	1,479	255	17%	5,912	4,688	79%
<b>Landscape Maintenance</b>											
Landscape Service Contract	7,497	9,068	1,571	17%	22,792	27,204	4,412	16%	108,821	86,029	79%
Lot Mow	0	13	13	100%	0	39	39	100%	158	158	100%

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 03/31/2023				YTD 03/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Projects	11,513	3,328	(8,185)	(246%)	11,763	9,984	(1,779)	(18%)	39,940	28,177	71%
Irrigation Repairs	1,021	1,691	670	40%	1,021	5,073	4,052	80%	20,290	19,268	95%
<b>TOTAL Landscape Maintenance</b>	<b>20,031</b>	<b>14,100</b>	<b>(5,931)</b>	<b>(42%)</b>	<b>35,576</b>	<b>42,300</b>	<b>6,724</b>	<b>16%</b>	<b>169,209</b>	<b>133,632</b>	<b>79%</b>
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	4,903	4,578	(325)	(7%)	9,026	13,734	4,708	34%	54,936	45,910	84%
Flags and Flagpoles(s)	0	120	120	100%	0	360	360	100%	1,440	1,440	100%
General Repairs	375	150	(225)	(150%)	875	450	(425)	(94%)	1,800	925	51%
Janitorial Services	276	104	(172)	(166%)	526	312	(214)	(69%)	1,250	724	58%
Lights and Electrical	0	140	140	100%	1,462	420	(1,042)	(248%)	1,685	223	13%
Signage	0	132	132	100%	0	396	396	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	5,271	5,271	100%	21,082	21,082	100%
Supplies/Cleaning	71	157	86	55%	182	471	289	61%	1,886	1,705	90%
<b>TOTAL Repairs and Maint</b>	<b>5,625</b>	<b>7,138</b>	<b>1,513</b>	<b>21%</b>	<b>12,071</b>	<b>21,414</b>	<b>9,343</b>	<b>44%</b>	<b>85,663</b>	<b>73,592</b>	<b>86%</b>
<b>Safety &amp; Security</b>											
Access Card Keys	972	(36)	(1,008)	>999%	2,404	(108)	(2,512)	>999%	(432)	(2,836)	656%
Security and Patrols	21,931	21,450	(481)	(2%)	62,067	64,350	2,283	4%	257,400	195,333	76%
Security Monitoring Service	0	1,691	1,691	100%	1,454	5,073	3,619	71%	20,290	18,836	93%
<b>TOTAL Safety &amp; Security</b>	<b>22,903</b>	<b>23,105</b>	<b>202</b>	<b>1%</b>	<b>65,925</b>	<b>69,315</b>	<b>3,390</b>	<b>5%</b>	<b>277,258</b>	<b>211,332</b>	<b>76%</b>
<b>Exterminating</b>											
Exterminating	0	61	61	100%	121	183	62	34%	734	613	83%
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	5	5	100%	0	15	15	100%	58	58	100%
Real Property	0	163	163	100%	0	489	489	100%	1,958	1,958	100%
<b>TOTAL Taxes &amp; Insurance</b>	<b>0</b>	<b>168</b>	<b>168</b>	<b>100%</b>	<b>0</b>	<b>504</b>	<b>504</b>	<b>100%</b>	<b>2,016</b>	<b>2,016</b>	<b>100%</b>
<b>Telephone</b>											
Telephone	1,329	1,114	(215)	(19%)	3,454	3,342	(112)	(3%)	13,363	9,910	74%
<b>Water and Wastewater</b>											
Water and Wastewater	161	839	678	81%	560	2,517	1,957	78%	10,066	9,506	94%
<b>TOTAL Direct Operating Expenses</b>	<b>50,437</b>	<b>47,018</b>	<b>(3,419)</b>	<b>(7%)</b>	<b>118,974</b>	<b>141,054</b>	<b>22,080</b>	<b>16%</b>	<b>564,220</b>	<b>445,247</b>	<b>79%</b>
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	201	201	100%	806	806	100%
Legal Fees	1,398	1,588	190	12%	3,855	4,764	909	19%	19,051	15,197	80%
Professional Fees	0	7	7	100%	0	21	21	100%	86	86	100%

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<b>TOTAL Professional Fees</b>	1,398	1,662	264	16%	3,855	4,986	1,131	23%	19,944	16,089	81%
<b>Bad Debts</b>											
Bad Debt Expense	0	0	0	(100%)	0	0	0	100%	0	0	100%
<b>Collection Expense</b>											
Collection Expense	180	0	(180)	(100%)	936	0	(936)	(100%)	0	(936)	0%
<b>Homeowner Activities</b>											
Annual Meeting	175	148	(27)	(18%)	676	444	(232)	(52%)	1,771	1,095	62%
Holiday Decorations	0	337	337	100%	0	1,011	1,011	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	0	3,963	3,963	100%	15,854	15,854	100%
<b>TOTAL Homeowner Activities</b>	175	1,806	1,631	90%	676	5,418	4,742	88%	21,672	20,996	97%
<b>Association Communications</b>											
Website	131	0	(131)	(100%)	175	0	(175)	(100%)	0	(175)	0%
<b>Insurance</b>											
Directors and Officers	(134)	156	290	186%	134	468	335	71%	1,872	1,739	93%
General, Property & Liability	489	466	(23)	(5%)	1,353	1,398	45	3%	5,587	4,234	76%
Umbrella	287	54	(233)	(432%)	728	162	(566)	(349%)	648	(80)	(12%)
Worker's Compensation	28	34	7	19%	83	102	20	19%	403	321	80%
<b>TOTAL Insurance</b>	670	710	40	6%	2,296	2,130	(166)	(8%)	8,510	6,214	73%
<b>Management Fees</b>											
Management Contract	1,104	1,285	181	14%	3,312	3,855	543	14%	15,418	12,106	79%
<b>Administration Expenses</b>											
Computer Software Subscription	0	96	96	100%	43	288	245	85%	1,152	1,109	96%
Internet Access	368	544	176	32%	1,355	1,632	277	17%	6,523	5,168	79%
Miscellaneous	372	271	(101)	(37%)	4,880	813	(4,067)	(500%)	3,254	(1,626)	(50%)
Office Supplies	32	157	125	80%	157	471	314	67%	1,886	1,729	92%
Postage	0	29	29	100%	0	87	87	100%	346	346	100%
Printing and Copying	11	125	114	91%	32	375	343	91%	1,498	1,465	98%
<b>TOTAL Administration Expenses</b>	784	1,222	438	36%	6,468	3,666	(2,802)	(76%)	14,659	8,191	56%
<b>Compensation</b>											
Compensation	7,870	8,431	561	7%	25,486	25,293	(193)	(1%)	101,174	75,689	75%
<b>TOTAL Admin Expenses</b>	12,312	15,116	2,804	19%	43,204	45,348	2,144	5%	181,378	138,174	76%
<b>TOTAL Operating Expenses</b>	62,749	62,134	(615)	(1%)	162,177	186,402	24,225	13%	745,598	583,421	78%
<b>Other Expenses</b>											
Federal Income Tax	0	(29)	(29)	100%	0	(87)	(87)	100%	(346)	(346)	100%

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Contingency	8,684	2,739	(5,945)	(217%)	28,279	8,217	(20,062)	(244%)	32,866	4,587	14%
<b>TOTAL Other Expenses</b>	8,684	2,710	(5,974)	(220%)	28,279	8,130	(20,149)	(248%)	32,520	4,242	13%
<b>TOTAL Expenses</b>	71,433	64,844	(6,589)	(10%)	190,456	194,532	4,076	2%	778,118	587,662	76%
<b>NET SURPLUS (DEFICIT)</b>	(17,528)	(14)	(17,515)	>999%	(12,665)	(41)	(12,624)	>999%	(154)	12,511	(>999%)