

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	60,994	60,697	297	0%	244,293	242,788	1,505	1%	728,360	484,067	66%
TOTAL Regular Assessments	60,994	60,697	297	0%	244,293	242,788	1,505	1%	728,360	484,067	66%
Other Assessments											
Working Capital Assessment	400	569	(169)	(30%)	1,200	2,276	(1,076)	(47%)	6,825	5,625	82%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,161)	0	0%	(12,643)	(12,644)	1	0%	(37,928)	(25,285)	67%
TOTAL Assessment Allocation	(3,161)	(3,161)	0	0%	(12,643)	(12,644)	1	0%	(37,928)	(25,285)	67%
Other Income											
Collection Income	1,240	25	1,215	>999%	1,540	100	1,440	>999%	300	(1,240)	(413%)
Damage Reimbursements	0	125	(125)	(100%)	0	500	(500)	(100%)	1,500	1,500	100%
Hills CC Road Contribution	1,500	733	767	105%	6,000	2,932	3,068	105%	8,800	2,800	32%
Interest Income	0	0	0	0%	39	0	39	100%	0	(39)	0%
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Penalties and Interest	0	101	(101)	(100%)	100	402	(302)	(75%)	1,206	1,106	92%
Prior Year Activity	0	0	0	0%	(8,500)	0	(8,500)	(100%)	0	8,500	100%
Architectural Review Fees	600	2,576	(1,976)	(77%)	2,150	10,304	(8,154)	(79%)	30,914	28,764	93%
Compliance Fees	0	667	(667)	(100%)	0	2,668	(2,668)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	0	44	(44)	(100%)	25	176	(151)	(86%)	525	500	95%
Interest Income	408	125	283	226%	1,724	500	1,224	245%	1,500	(224)	(15%)
RFID Income	535	2,330	(1,795)	(77%)	2,130	9,320	(7,190)	(77%)	27,962	25,832	92%
TOTAL Other Income	4,283	6,726	(2,443)	(36%)	7,458	26,902	(19,445)	(72%)	80,707	73,250	91%
TOTAL Revenues	62,516	64,831	(2,314)	(4%)	240,307	259,322	(19,015)	(7%)	777,964	537,657	69%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Amenity Center	0	0	0	0%	43	0	(43)	(100%)	0	(43)	0%
Electricity - General	487	493	6	1%	1,711	1,972	261	13%	5,912	4,201	71%
Landscape Maintenance											
Landscape Service Contract	6,793	9,068	2,275	25%	29,585	36,272	6,687	18%	108,821	79,236	73%
Lot Mow	0	13	13	100%	0	52	52	100%	158	158	100%

Unaudited

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Projects	8,437	3,328	(5,109)	(154%)	20,200	13,312	(6,888)	(52%)	39,940	19,740	49%
Irrigation Repairs	0	1,691	1,691	100%	1,021	6,764	5,743	85%	20,290	19,268	95%
TOTAL Landscape Maintenance	15,230	14,100	(1,130)	(8%)	50,806	56,400	5,594	10%	169,209	118,403	70%
Repairs and Maint											
Entr. Gates/Guardhouse	6,697	4,578	(2,119)	(46%)	15,723	18,312	2,589	14%	54,936	39,213	71%
Flags and Flagpoles(s)	1,142	120	(1,022)	(852%)	1,142	480	(662)	(138%)	1,440	298	21%
General Repairs	230	150	(80)	(53%)	1,105	600	(505)	(84%)	1,800	695	39%
Janitorial Services	(77)	104	181	174%	450	416	(34)	(8%)	1,250	800	64%
Lights and Electrical	0	140	140	100%	1,462	560	(902)	(161%)	1,685	223	13%
Signage	0	132	132	100%	0	528	528	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	7,028	7,028	100%	21,082	21,082	100%
Supplies/Cleaning	0	157	157	100%	182	628	446	71%	1,886	1,705	90%
TOTAL Repairs and Maint	7,992	7,138	(854)	(12%)	20,063	28,552	8,489	30%	85,663	65,600	77%
Safety & Security											
Access Card Keys	3,073	(36)	(3,109)	>999%	5,476	(144)	(5,620)	>999%	(432)	(5,908)	>999%
Security and Patrols	20,726	21,450	724	3%	82,793	85,800	3,007	4%	257,400	174,607	68%
Security Monitoring Service	1,432	1,691	259	15%	2,886	6,764	3,878	57%	20,290	17,404	86%
TOTAL Safety & Security	25,230	23,105	(2,125)	(9%)	91,155	92,420	1,265	1%	277,258	186,102	67%
Exterminating											
Exterminating	0	61	61	100%	121	244	123	50%	734	613	83%
Taxes & Insurance											
Income Taxes	0	5	5	100%	0	20	20	100%	58	58	100%
Real Property	0	163	163	100%	0	652	652	100%	1,958	1,958	100%
TOTAL Taxes & Insurance	0	168	168	100%	0	672	672	100%	2,016	2,016	100%
Telephone											
Telephone	1,061	1,114	53	5%	4,515	4,456	(59)	(1%)	13,363	8,848	66%
Water and Wastewater											
Water and Wastewater	1,108	839	(269)	(32%)	1,668	3,356	1,688	50%	10,066	8,397	83%
TOTAL Direct Operating Expenses	51,109	47,018	(4,091)	(9%)	170,083	188,072	17,989	10%	564,220	394,138	70%
Admin Expenses											
Professional Fees											
Auditing	0	67	67	100%	0	268	268	100%	806	806	100%
Legal Fees	238	1,588	1,350	85%	4,093	6,352	2,259	36%	19,051	14,959	79%
Professional Fees	0	7	7	100%	0	28	28	100%	86	86	100%

Unaudited

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Professional Fees	238	1,662	1,424	86%	4,093	6,648	2,555	38%	19,944	15,851	79%
Bad Debts											
Bad Debt Expense	0	0	0	0%	0	0	0	100%	0	0	100%
Collection Expense											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
Homeowner Activities											
Annual Meeting	22	148	126	85%	698	592	(106)	(18%)	1,771	1,073	61%
Holiday Decorations	0	337	337	100%	0	1,348	1,348	100%	4,046	4,046	100%
Social Events	5,000	1,321	(3,679)	(279%)	5,000	5,284	284	5%	15,854	10,854	68%
TOTAL Homeowner Activities	5,022	1,806	(3,216)	(178%)	5,698	7,224	1,526	21%	21,672	15,974	74%
Association Communications											
Website	44	0	(44)	(100%)	218	0	(218)	(100%)	0	(218)	0%
Insurance											
Directors and Officers	0	156	156	100%	134	624	491	79%	1,872	1,739	93%
General, Property & Liability	489	466	(23)	(5%)	1,842	1,864	22	1%	5,587	3,745	67%
Umbrella	287	54	(233)	(432%)	1,015	216	(799)	(370%)	648	(367)	(57%)
Worker's Compensation	28	34	7	19%	110	136	26	19%	403	293	73%
TOTAL Insurance	803	710	(93)	(13%)	3,100	2,840	(260)	(9%)	8,510	5,411	64%
Management Fees											
Management Contract	1,104	1,285	181	14%	4,416	5,140	724	14%	15,418	11,002	71%
Administration Expenses											
Computer Software Subscription	0	96	96	100%	43	384	341	89%	1,152	1,109	96%
Internet Access	627	544	(83)	(15%)	1,982	2,176	194	9%	6,523	4,541	70%
Miscellaneous	550	271	(279)	(103%)	5,430	1,084	(4,346)	(401%)	3,254	(2,176)	(67%)
Office Supplies	163	157	(6)	(4%)	320	628	308	49%	1,886	1,566	83%
Postage	68	29	(39)	(134%)	68	116	48	42%	346	278	80%
Printing and Copying	0	125	125	100%	32	500	468	94%	1,498	1,465	98%
TOTAL Administration Expenses	1,407	1,222	(185)	(15%)	7,875	4,888	(2,987)	(61%)	14,659	6,784	46%
Compensation											
Compensation	8,911	8,431	(480)	(6%)	34,397	33,724	(673)	(2%)	101,174	66,777	66%
TOTAL Admin Expenses	17,529	15,116	(2,413)	(16%)	60,733	60,464	(269)	0%	181,378	120,645	67%
TOTAL Operating Expenses	68,638	62,134	(6,504)	(10%)	230,816	248,536	17,720	7%	745,598	514,782	69%
Other Expenses											
Federal Income Tax	0	(29)	(29)	100%	0	(116)	(116)	100%	(346)	(346)	100%

Unaudited

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Contingency	1,100	2,739	1,639	60%	29,379	10,956	(18,423)	(168%)	32,866	3,487	11%
TOTAL Other Expenses	1,100	2,710	1,610	59%	29,379	10,840	(18,539)	(171%)	32,520	3,142	10%
TOTAL Expenses	69,738	64,844	(4,894)	(8%)	260,194	259,376	(818)	0%	778,118	517,924	67%
NET SURPLUS (DEFICIT)	(7,222)	(14)	(7,209)	>999%	(19,887)	(54)	(19,833)	>999%	(154)	19,733	(>999%)