

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	59,187	60,697	(1,510)	(2%)	362,670	364,182	(1,512)	0%	728,360	365,690	50%
Other Assessments											
Working Capital Assessment	200	569	(369)	(65%)	1,400	3,414	(2,014)	(59%)	6,825	5,425	79%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,161)	0	0%	(18,964)	(18,966)	2	0%	(37,928)	(18,964)	50%
Other Income											
Collection Income	165	25	140	560%	2,032	150	1,882	>999%	300	(1,732)	(577%)
Damage Reimbursements	0	125	(125)	(100%)	2,187	750	1,437	192%	1,500	(687)	(46%)
Hills CC Road Contribution	1,500	733	767	105%	9,000	4,398	4,602	105%	8,800	(200)	(2%)
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Miscellaneous Income	832	0	832	100%	832	0	832	100%	0	(832)	0%
Penalties and Interest	50	101	(51)	(50%)	125	603	(478)	(79%)	1,206	1,081	90%
Prior Year Activity	0	0	0	0%	8,000	0	8,000	100%	0	(8,000)	0%
Architectural Review Fees	0	2,576	(2,576)	(100%)	4,150	15,456	(11,306)	(73%)	30,914	26,764	87%
Compliance Fees	0	667	(667)	(100%)	0	4,002	(4,002)	(100%)	8,000	8,000	100%
Fines	25	44	(19)	(43%)	50	264	(214)	(81%)	525	475	90%
Interest Income	139	125	14	11%	2,026	750	1,276	170%	1,500	(526)	(35%)
RFID Income	20	2,330	(2,310)	(99%)	2,425	13,980	(11,555)	(83%)	27,962	25,537	91%
TOTAL Other Income	2,731	6,726	(3,994)	(59%)	31,077	40,353	(9,276)	(23%)	80,707	49,630	61%
TOTAL Revenues	58,957	64,831	(5,873)	(9%)	376,182	388,983	(12,801)	(3%)	777,964	401,782	52%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	399	493	94	19%	2,614	2,958	344	12%	5,912	3,298	56%
Landscape Maintenance											
Landscape Service Contract	6,793	9,068	2,275	25%	43,170	54,408	11,238	21%	108,821	65,651	60%
Lot Mow	0	13	13	100%	0	78	78	100%	158	158	100%
Projects	500	3,328	2,828	85%	26,080	19,968	(6,112)	(31%)	39,940	13,860	35%
Irrigation Repairs	1,938	1,691	(247)	(15%)	5,725	10,146	4,421	44%	20,290	14,565	72%
TOTAL Landscape Maintenance	9,230	14,100	4,870	35%	74,975	84,600	9,625	11%	169,209	94,234	56%
Repairs and Maint											

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Entr. Gates/Guardhouse	2,457	4,578	2,121	46%	22,195	27,468	5,273	19%	54,936	32,741	60%
Flags and Flagpoles(s)	0	120	120	100%	1,142	720	(422)	(59%)	1,440	298	21%
General Repairs	10	150	140	93%	1,477	900	(577)	(64%)	1,800	323	18%
Janitorial Services	160	104	(56)	(54%)	847	624	(223)	(36%)	1,250	403	32%
Lights and Electrical	448	140	(308)	(220%)	1,909	840	(1,069)	(127%)	1,685	(225)	(13%)
Signage	0	132	132	100%	0	792	792	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	10,542	10,542	100%	21,082	21,082	100%
Supplies/Cleaning	0	157	157	100%	288	942	654	69%	1,886	1,599	85%
TOTAL Repairs and Maint	3,074	7,138	4,064	57%	27,859	42,828	14,969	35%	85,663	57,804	67%
Safety & Security											
Access Card Keys	0	(36)	(36)	100%	5,476	(216)	(5,692)	>999%	(432)	(5,908)	>999%
Security and Patrols	22,116	21,450	(666)	(3%)	124,909	128,700	3,791	3%	257,400	132,491	51%
Security Monitoring Service	1,432	1,691	259	15%	5,749	10,146	4,397	43%	20,290	14,541	72%
TOTAL Safety & Security	23,548	23,105	(443)	(2%)	136,135	138,630	2,495	2%	277,258	141,123	51%
Exterminating											
Exterminating	41	61	20	33%	202	366	164	45%	734	532	72%
Taxes & Insurance											
Income Taxes	0	5	5	100%	0	30	30	100%	58	58	100%
Real Property	0	163	163	100%	0	978	978	100%	1,958	1,958	100%
TOTAL Taxes & Insurance	0	168	168	100%	0	1,008	1,008	100%	2,016	2,016	100%
Telephone											
Telephone	1,626	1,114	(512)	(46%)	6,935	6,684	(251)	(4%)	13,363	6,428	48%
Water and Wastewater											
Water and Wastewater	1,387	839	(548)	(65%)	3,572	5,034	1,462	29%	10,066	6,494	65%
TOTAL Direct Operating Expenses	39,305	47,018	7,713	16%	252,291	282,108	29,817	11%	564,220	311,930	55%
Admin Expenses											
Professional Fees											
Auditing	0	67	67	100%	0	402	402	100%	806	806	100%
Legal Fees	848	1,588	740	47%	5,268	9,528	4,260	45%	19,051	13,783	72%
Professional Fees	0	7	7	100%	0	42	42	100%	86	86	100%
TOTAL Professional Fees	848	1,662	814	49%	5,268	9,972	4,704	47%	19,944	14,676	74%
Bad Debts											
Bad Debt Expense	0	0	0	0%	0	0	0	100%	0	0	100%
Collection Expense											

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Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
Homeowner Activities											
Annual Meeting	0	148	148	100%	720	888	168	19%	1,771	1,052	59%
Holiday Decorations	0	337	337	100%	0	2,022	2,022	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	5,000	7,926	2,926	37%	15,854	10,854	68%
TOTAL Homeowner Activities	0	1,806	1,806	100%	5,720	10,836	5,116	47%	21,672	15,952	74%
Insurance											
Crime	32	0	(32)	(100%)	162	0	(162)	(100%)	0	(162)	0%
Directors and Officers	0	156	156	100%	267	936	669	71%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	3,033	2,796	(237)	(8%)	5,587	2,554	46%
Umbrella	287	54	(233)	(432%)	1,742	324	(1,418)	(438%)	648	(1,094)	(169%)
Worker's Compensation	28	34	7	19%	165	204	39	19%	403	238	59%
TOTAL Insurance	803	710	(93)	(13%)	5,369	4,260	(1,109)	(26%)	8,510	3,142	37%
Management Fees											
Management Contract	1,104	1,285	181	14%	6,874	7,710	836	11%	15,418	8,544	55%
Administration Expenses											
Computer Software Subscription	44	96	52	55%	348	576	228	40%	1,152	804	70%
Internet Access	1,536	544	(992)	(182%)	4,153	3,264	(889)	(27%)	6,523	2,370	36%
Miscellaneous	339	271	(68)	(25%)	6,011	1,626	(4,385)	(270%)	3,254	(2,756)	(85%)
Office Supplies	45	157	112	71%	875	942	67	7%	1,886	1,011	54%
Postage	68	29	(39)	(135%)	222	174	(48)	(28%)	346	124	36%
Printing and Copying	0	125	125	100%	32	750	718	96%	1,498	1,465	98%
TOTAL Administration Expenses	2,033	1,222	(811)	(66%)	11,642	7,332	(4,310)	(59%)	14,659	3,018	21%
Compensation											
Compensation	8,004	8,431	427	5%	50,415	50,586	171	0%	101,174	50,759	50%
TOTAL Admin Expenses	12,792	15,116	2,324	15%	86,223	90,696	4,473	5%	181,378	95,155	52%
TOTAL Operating Expenses	52,097	62,134	10,037	16%	338,514	372,804	34,290	9%	745,598	407,084	55%
Other Expenses											
Federal Income Tax	0	(29)	(29)	100%	0	(174)	(174)	100%	(346)	(346)	100%
Contingency	0	2,739	2,739	100%	24,693	16,434	(8,259)	(50%)	32,866	8,174	25%
TOTAL Other Expenses	0	2,710	2,710	100%	24,693	16,260	(8,433)	(52%)	32,520	7,828	24%
TOTAL Expenses	52,097	64,844	12,747	20%	363,206	389,064	25,858	7%	778,118	414,912	53%
NET SURPLUS (DEFICIT)	6,860	(14)	6,874	(>999%)	12,976	(81)	13,057	(>999%)	(154)	(13,130)	>999%

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