

# 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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	59,191	60,697	(1,506)	(2%)	303,483	303,485	(2)	0%	728,360	424,877	58%
<b>Other Assessments</b>											
Working Capital Assessment	0	569	(569)	(100%)	1,200	2,845	(1,645)	(58%)	6,825	5,625	82%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(15,804)	(15,805)	1	0%	(37,928)	(22,124)	58%
<b>Other Income</b>											
Collection Income	327	25	302	>999%	1,867	125	1,742	>999%	300	(1,567)	(522%)
Damage Reimbursements	2,187	125	2,062	>999%	2,187	625	1,562	250%	1,500	(687)	(46%)
Hills CC Road Contribution	1,500	733	767	105%	7,500	3,665	3,835	105%	8,800	1,300	15%
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Penalties and Interest	(25)	101	(126)	(125%)	75	503	(428)	(85%)	1,206	1,131	94%
Prior Year Activity	16,500	0	16,500	100%	8,000	0	8,000	100%	0	(8,000)	0%
Architectural Review Fees	0	2,576	(2,576)	(100%)	4,150	12,880	(8,730)	(68%)	30,914	26,764	87%
Compliance Fees	0	667	(667)	(100%)	0	3,335	(3,335)	(100%)	8,000	8,000	100%
Fines	0	44	(44)	(100%)	25	220	(195)	(89%)	525	500	95%
Interest Income	163	125	38	31%	1,887	625	1,262	202%	1,500	(387)	(26%)
RFID Income	275	2,330	(2,055)	(88%)	2,405	11,650	(9,245)	(79%)	27,962	25,557	91%
<b>TOTAL Other Income</b>	20,927	6,726	14,202	211%	28,346	33,628	(5,282)	(16%)	80,707	52,361	65%
<b>TOTAL Revenues</b>	76,957	64,831	12,127	19%	317,225	324,153	(6,927)	(2%)	777,964	460,739	59%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	461	493	32	7%	2,215	2,465	250	10%	5,912	3,697	63%
<b>Landscape Maintenance</b>											
Landscape Service Contract	6,793	9,068	2,275	25%	36,378	45,340	8,962	20%	108,821	72,443	67%
Lot Mow	0	13	13	100%	0	65	65	100%	158	158	100%
Projects	5,380	3,328	(2,052)	(62%)	25,580	16,640	(8,940)	(54%)	39,940	14,360	36%
Irrigation Repairs	2,766	1,691	(1,075)	(64%)	3,787	8,455	4,668	55%	20,290	16,503	81%
<b>TOTAL Landscape Maintenance</b>	14,938	14,100	(838)	(6%)	65,745	70,500	4,755	7%	169,209	103,464	61%
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	4,016	4,578	562	12%	19,738	22,890	3,152	14%	54,936	35,198	64%

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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Flags and Flagpoles(s)	0	120	120	100%	1,142	600	(542)	(90%)	1,440	298	21%
General Repairs	362	150	(212)	(141%)	1,467	750	(717)	(96%)	1,800	333	19%
Janitorial Services	238	104	(134)	(129%)	688	520	(168)	(32%)	1,250	562	45%
Lights and Electrical	0	140	140	100%	1,462	700	(762)	(109%)	1,685	223	13%
Signage	0	132	132	100%	0	660	660	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	8,785	8,785	100%	21,082	21,082	100%
Supplies/Cleaning	106	157	51	32%	288	785	497	63%	1,886	1,599	85%
<b>TOTAL Repairs and Maint</b>	<b>4,722</b>	<b>7,138</b>	<b>2,416</b>	<b>34%</b>	<b>24,785</b>	<b>35,690</b>	<b>10,905</b>	<b>31%</b>	<b>85,663</b>	<b>60,878</b>	<b>71%</b>
<b>Safety &amp; Security</b>											
Access Card Keys	0	(36)	(36)	100%	5,476	(180)	(5,656)	>999%	(432)	(5,908)	>999%
Security and Patrols	20,000	21,450	1,450	7%	102,793	107,250	4,457	4%	257,400	154,607	60%
Security Monitoring Service	1,432	1,691	259	15%	4,317	8,455	4,138	49%	20,290	15,972	79%
<b>TOTAL Safety &amp; Security</b>	<b>21,432</b>	<b>23,105</b>	<b>1,673</b>	<b>7%</b>	<b>112,587</b>	<b>115,525</b>	<b>2,938</b>	<b>3%</b>	<b>277,258</b>	<b>164,671</b>	<b>59%</b>
<b>Exterminating</b>											
Exterminating	40	61	21	34%	161	305	144	47%	734	573	78%
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	5	5	100%	0	25	25	100%	58	58	100%
Real Property	0	163	163	100%	0	815	815	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>840</b>	<b>840</b>	<b>100%</b>	<b>2,016</b>	<b>2,016</b>	<b>100%</b>
<b>Telephone</b>											
Telephone	1,061	1,114	53	5%	5,575	5,570	(5)	0%	13,363	7,788	58%
<b>Water and Wastewater</b>											
Water and Wastewater	517	839	322	38%	2,185	4,195	2,010	48%	10,066	7,881	78%
<b>TOTAL Direct Operating Expenses</b>	<b>43,170</b>	<b>47,018</b>	<b>3,848</b>	<b>8%</b>	<b>213,253</b>	<b>235,090</b>	<b>21,837</b>	<b>9%</b>	<b>564,220</b>	<b>350,968</b>	<b>62%</b>
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	335	335	100%	806	806	100%
Legal Fees	327	1,588	1,261	79%	4,420	7,940	3,520	44%	19,051	14,632	77%
Professional Fees	0	7	7	100%	0	35	35	100%	86	86	100%
<b>TOTAL Professional Fees</b>	<b>327</b>	<b>1,662</b>	<b>1,335</b>	<b>80%</b>	<b>4,420</b>	<b>8,310</b>	<b>3,890</b>	<b>47%</b>	<b>19,944</b>	<b>15,524</b>	<b>78%</b>
<b>Bad Debts</b>											
Bad Debt Expense	0	0	0	0%	0	0	0	100%	0	0	100%
<b>Collection Expense</b>											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%

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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Homeowner Activities</b>											
Annual Meeting	22	148	126	85%	720	740	20	3%	1,771	1,052	59%
Holiday Decorations	0	337	337	100%	0	1,685	1,685	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	5,000	6,605	1,605	24%	15,854	10,854	68%
<b>TOTAL Homeowner Activities</b>	<b>22</b>	<b>1,806</b>	<b>1,784</b>	<b>99%</b>	<b>5,720</b>	<b>9,030</b>	<b>3,310</b>	<b>37%</b>	<b>21,672</b>	<b>15,952</b>	<b>74%</b>
<b>Insurance</b>											
Crime	32	0	(32)	(100%)	129	0	(129)	(100%)	0	(129)	0%
Directors and Officers	134	156	23	14%	267	780	513	66%	1,872	1,605	86%
General, Property & Liability	832	466	(366)	(78%)	2,577	2,330	(247)	(11%)	5,587	3,011	54%
Umbrella	440	54	(386)	(716%)	1,455	270	(1,185)	(439%)	648	(807)	(125%)
Worker's Compensation	28	34	7	19%	138	170	33	19%	403	266	66%
<b>TOTAL Insurance</b>	<b>1,466</b>	<b>710</b>	<b>(756)</b>	<b>(106%)</b>	<b>4,565</b>	<b>3,550</b>	<b>(1,015)</b>	<b>(29%)</b>	<b>8,510</b>	<b>3,945</b>	<b>46%</b>
<b>Management Fees</b>											
Management Contract	1,204	1,285	81	6%	5,770	6,425	655	10%	15,418	9,648	63%
<b>Administration Expenses</b>											
Computer Software Subscription	44	96	52	55%	305	480	175	37%	1,152	847	74%
Internet Access	368	544	176	32%	2,351	2,720	369	14%	6,523	4,173	64%
Miscellaneous	526	271	(255)	(94%)	5,671	1,355	(4,316)	(319%)	3,254	(2,417)	(74%)
Office Supplies	375	157	(218)	(139%)	830	785	(45)	(6%)	1,886	1,056	56%
Postage	86	29	(57)	(197%)	154	145	(9)	(6%)	346	192	56%
Printing and Copying	0	125	125	100%	32	625	593	95%	1,498	1,465	98%
<b>TOTAL Administration Expenses</b>	<b>1,399</b>	<b>1,222</b>	<b>(177)</b>	<b>(14%)</b>	<b>9,342</b>	<b>6,110</b>	<b>(3,232)</b>	<b>(53%)</b>	<b>14,659</b>	<b>5,317</b>	<b>36%</b>
<b>Compensation</b>											
Compensation	8,014	8,431	417	5%	42,411	42,155	(256)	(1%)	101,174	58,763	58%
<b>TOTAL Admin Expenses</b>	<b>12,432</b>	<b>15,116</b>	<b>2,684</b>	<b>18%</b>	<b>73,164</b>	<b>75,580</b>	<b>2,416</b>	<b>3%</b>	<b>181,378</b>	<b>108,213</b>	<b>60%</b>
<b>TOTAL Operating Expenses</b>	<b>55,601</b>	<b>62,134</b>	<b>6,533</b>	<b>11%</b>	<b>286,417</b>	<b>310,670</b>	<b>24,253</b>	<b>8%</b>	<b>745,598</b>	<b>459,181</b>	<b>62%</b>
<b>Other Expenses</b>											
Federal Income Tax	0	(29)	(29)	100%	0	(145)	(145)	100%	(346)	(346)	100%
Contingency	(4,686)	2,739	7,425	271%	24,693	13,695	(10,998)	(80%)	32,866	8,174	25%
<b>TOTAL Other Expenses</b>	<b>(4,686)</b>	<b>2,710</b>	<b>7,396</b>	<b>273%</b>	<b>24,693</b>	<b>13,550</b>	<b>(11,143)</b>	<b>(82%)</b>	<b>32,520</b>	<b>7,828</b>	<b>24%</b>
<b>TOTAL Expenses</b>	<b>50,915</b>	<b>64,844</b>	<b>13,929</b>	<b>21%</b>	<b>311,109</b>	<b>324,220</b>	<b>13,111</b>	<b>4%</b>	<b>778,118</b>	<b>467,009</b>	<b>60%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>26,042</b>	<b>(14)</b>	<b>26,055</b>	<b>(&gt;999%)</b>	<b>6,116</b>	<b>(68)</b>	<b>6,183</b>	<b>(&gt;999%)</b>	<b>(154)</b>	<b>(6,270)</b>	<b>&gt;999%</b>

Unaudited