

# 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 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	60,788	60,697	91	0%	484,153	485,576	(1,423)	0%	728,360	244,207	34%
<b>Other Assessments</b>											
Working Capital Assessment	1,200	569	631	111%	2,800	4,552	(1,752)	(38%)	6,825	4,025	59%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(25,286)	(25,288)	2	0%	(37,928)	(12,642)	33%
<b>Other Income</b>											
Collection Income	0	25	(25)	(100%)	2,864	200	2,664	>999%	300	(2,564)	(855%)
Late Payment Charges Waived	0	0	0	0%	(874)	0	(874)	(100%)	0	874	100%
Damage Reimbursements	2,200	125	2,075	>999%	4,387	1,000	3,387	339%	1,500	(2,887)	(192%)
Hills CC Road Contribution	1,500	733	767	105%	12,000	5,864	6,136	105%	8,800	(3,200)	(36%)
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Miscellaneous Income	0	0	0	0%	942	0	942	100%	0	(942)	0%
Penalties and Interest	50	101	(51)	(50%)	200	804	(604)	(75%)	1,206	1,006	83%
Prior Year Activity	0	0	0	0%	8,000	0	8,000	100%	0	(8,000)	0%
Architectural Review Fees	1,500	2,576	(1,076)	(42%)	8,300	20,608	(12,308)	(60%)	30,914	22,614	73%
Compliance Fees	0	667	(667)	(100%)	0	5,336	(5,336)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	75	44	31	70%	150	352	(202)	(57%)	525	375	71%
Interest Income	846	125	721	576%	3,011	1,000	2,011	201%	1,500	(1,511)	(101%)
RFID Income	245	2,330	(2,085)	(89%)	3,080	18,640	(15,560)	(83%)	27,962	24,882	89%
<b>TOTAL Other Income</b>	<b>6,416</b>	<b>6,726</b>	<b>(310)</b>	<b>(5%)</b>	<b>44,309</b>	<b>53,804</b>	<b>(9,495)</b>	<b>(18%)</b>	<b>80,707</b>	<b>36,398</b>	<b>45%</b>
<b>TOTAL Revenues</b>	<b>65,242</b>	<b>64,831</b>	<b>412</b>	<b>1%</b>	<b>505,976</b>	<b>518,644</b>	<b>(12,668)</b>	<b>(2%)</b>	<b>777,964</b>	<b>271,988</b>	<b>35%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	474	493	19	4%	3,557	3,944	387	10%	5,912	2,355	40%
<b>Landscape Maintenance</b>											
Landscape Service Contract	6,793	9,068	2,275	25%	56,895	72,544	15,649	22%	108,821	51,926	48%
Lot Mow	0	13	13	100%	119	104	(15)	(15%)	158	39	25%
Projects	0	2,495	2,495	100%	26,080	19,960	(6,120)	(31%)	29,940	3,860	13%
Irrigation Repairs	450	1,691	1,241	73%	6,175	13,528	7,353	54%	20,290	14,114	70%

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	7,243	13,267	6,024	45%	89,269	106,136	16,867	16%	159,209	69,939	44%
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	22,540	5,411	(17,128)	(317%)	56,007	43,291	(12,716)	(29%)	64,936	8,929	14%
Flags and Flagpoles(s)	0	120	120	100%	1,142	960	(182)	(19%)	1,440	298	21%
General Repairs	0	150	150	100%	1,602	1,200	(402)	(33%)	1,800	198	11%
Janitorial Services	318	104	(214)	(205%)	1,165	832	(333)	(40%)	1,250	85	7%
Lights and Electrical	0	140	140	100%	1,909	1,120	(789)	(70%)	1,685	(225)	(13%)
Plumbing Repairs	24	0	(24)	(100%)	24	0	(24)	(100%)	0	(24)	0%
Signage	458	132	(326)	(247%)	458	1,056	598	57%	1,584	1,126	71%
Streets	7,740	1,757	(5,983)	(341%)	7,740	14,056	6,316	45%	21,082	13,342	63%
Supplies/Cleaning	113	157	44	28%	487	1,256	769	61%	1,886	1,399	74%
<b>TOTAL Repairs and Maint</b>	31,192	7,971	(23,221)	(291%)	70,534	63,771	(6,763)	(11%)	95,663	25,129	26%
<b>Safety &amp; Security</b>											
Access Card Keys	0	(36)	(36)	100%	7,193	(288)	(7,481)	>999%	(432)	(7,625)	>999%
Security and Patrols	22,041	21,450	(591)	(3%)	168,213	171,600	3,387	2%	257,400	89,187	35%
Security Monitoring Service	1,432	1,691	259	15%	8,612	13,528	4,916	36%	20,290	11,678	58%
<b>TOTAL Safety &amp; Security</b>	23,472	23,105	(367)	(2%)	184,018	184,840	822	0%	277,258	93,239	34%
<b>Exterminating</b>											
Exterminating	40	61	21	34%	283	488	205	42%	734	452	61%
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	5	5	100%	766	40	(726)	(>999%)	58	(709)	(>999%)
Real Property	0	163	163	100%	2,267	1,304	(963)	(74%)	1,958	(309)	(16%)
<b>TOTAL Taxes &amp; Insurance</b>	0	168	168	100%	3,034	1,344	(1,690)	(126%)	2,016	(1,018)	(50%)
<b>Telephone</b>											
Telephone	1,325	1,114	(211)	(19%)	10,343	8,912	(1,431)	(16%)	13,363	3,020	23%
<b>Water and Wastewater</b>											
Water and Wastewater	2,228	839	(1,389)	(166%)	7,457	6,712	(745)	(11%)	10,066	2,608	26%
<b>TOTAL Direct Operating Expenses</b>	65,976	47,018	(18,958)	(40%)	368,496	376,147	7,651	2%	564,220	195,725	35%
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	536	536	100%	806	806	100%
Legal Fees	4,050	1,588	(2,462)	(155%)	9,856	12,704	2,848	22%	19,051	9,196	48%
Professional Fees	0	7	7	100%	0	56	56	100%	86	86	100%
<b>TOTAL Professional Fees</b>	4,050	1,662	(2,388)	(144%)	9,856	13,296	3,440	26%	19,944	10,088	51%

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	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Bad Debts</b>											
Bad Debt Expense	0	0	0	0%	1	0	(1)	(100%)	0	(1)	0%
<b>Collection Expense</b>											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
<b>Homeowner Activities</b>											
Annual Meeting	63	148	85	57%	972	1,184	212	18%	1,771	799	45%
Holiday Decorations	0	337	337	100%	0	2,696	2,696	100%	4,046	4,046	100%
Social Events	80	1,321	1,241	94%	5,080	10,568	5,488	52%	15,854	10,774	68%
<b>TOTAL Homeowner Activities</b>	143	1,806	1,663	92%	6,052	14,448	8,396	58%	21,672	15,620	72%
<b>Insurance</b>											
Crime	32	0	(32)	(100%)	226	0	(226)	(100%)	0	(226)	0%
Directors and Officers	0	156	156	100%	267	1,248	981	79%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	3,946	3,728	(218)	(6%)	5,587	1,641	29%
Umbrella	287	54	(233)	(432%)	2,316	432	(1,884)	(436%)	648	(1,668)	(257%)
Worker's Compensation	28	34	7	19%	220	272	52	19%	403	183	45%
<b>TOTAL Insurance</b>	803	710	(93)	(13%)	6,976	5,680	(1,296)	(23%)	8,510	1,535	18%
<b>Management Fees</b>											
Management Contract	1,154	1,285	131	10%	9,182	10,280	1,098	11%	15,418	6,236	40%
<b>Administration Expenses</b>											
Computer Software Subscription	164	96	(68)	(70%)	556	768	212	28%	1,152	596	52%
Internet Access	210	544	334	61%	4,724	4,352	(372)	(9%)	6,523	1,799	28%
Miscellaneous	554	271	(283)	(104%)	6,847	2,168	(4,679)	(216%)	3,254	(3,593)	(110%)
Office Supplies	197	157	(40)	(26%)	1,117	1,256	139	11%	1,886	769	41%
Postage	14	29	15	51%	256	232	(24)	(10%)	346	89	26%
Printing and Copying	18	125	107	85%	50	1,000	950	95%	1,498	1,447	97%
<b>TOTAL Administration Expenses</b>	1,157	1,222	65	5%	13,550	9,776	(3,774)	(39%)	14,659	1,109	8%
<b>Compensation</b>											
Compensation	8,090	8,431	341	4%	66,431	67,448	1,017	2%	101,174	34,743	34%
<b>TOTAL Admin Expenses</b>	15,397	15,116	(281)	(2%)	112,984	120,928	7,944	7%	181,378	68,394	38%
<b>TOTAL Operating Expenses</b>	81,373	62,134	(19,239)	(31%)	481,479	497,075	15,595	3%	745,598	264,119	35%
<b>Capital Expenses</b>											
<b>Reserve Expenses</b>											
Access Control Systems	3,697	0	(3,697)	(100%)	3,697	0	(3,697)	(100%)	0	(3,697)	0%
<b>TOTAL Reserve Expenses</b>	3,697	0	(3,697)	(100%)	3,697	0	(3,697)	(100%)	0	(3,697)	0%

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<b>TOTAL Capital Expenses</b>	3,697	0	(3,697)	(100%)	3,697	0	(3,697)	(100%)	0	(3,697)	0%
<b>Other Expenses</b>											
Federal Income Tax	2,417	(29)	(2,446)	>999%	2,417	(232)	(2,649)	>999%	(346)	(2,763)	799%
Contingency	7,995	2,739	(5,256)	(192%)	32,688	21,912	(10,776)	(49%)	32,866	179	1%
<b>TOTAL Other Expenses</b>	10,412	2,710	(7,702)	(284%)	35,105	21,680	(13,425)	(62%)	32,520	(2,584)	(8%)
<b>TOTAL Expenses</b>	95,482	64,844	(30,638)	(47%)	520,281	518,755	(1,526)	0%	778,118	257,838	33%
<b>NET SURPLUS (DEFICIT)</b>	(30,239)	(14)	(30,226)	>999%	(14,305)	(111)	(14,194)	>999%	(154)	14,150	(>999%)