

# 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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	60,695	60,697	(2)	0%	423,365	424,879	(1,514)	0%	728,360	304,995	42%
<b>Other Assessments</b>											
Working Capital Assessment	200	569	(369)	(65%)	1,600	3,983	(2,383)	(60%)	6,825	5,225	77%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(22,125)	(22,127)	2	0%	(37,928)	(15,803)	42%
<b>Other Income</b>											
Collection Income	832	25	807	>999%	2,864	175	2,689	>999%	300	(2,564)	(855%)
Late Payment Charges Waived	(874)	0	(874)	(100%)	(874)	0	(874)	(100%)	0	874	100%
Damage Reimbursements	0	125	(125)	(100%)	2,187	875	1,312	150%	1,500	(687)	(46%)
Hills CC Road Contribution	1,500	733	767	105%	10,500	5,131	5,369	105%	8,800	(1,700)	(19%)
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Miscellaneous Income	110	0	110	100%	942	0	942	100%	0	(942)	0%
Penalties and Interest	25	101	(76)	(75%)	150	704	(554)	(79%)	1,206	1,056	88%
Prior Year Activity	0	0	0	0%	8,000	0	8,000	100%	0	(8,000)	0%
ACC Fees	1,450	0	1,450	100%	1,450	0	1,450	100%	0	(1,450)	0%
Architectural Review Fees	1,200	2,576	(1,376)	(53%)	5,350	18,032	(12,682)	(70%)	30,914	25,564	83%
Compliance Fees	0	667	(667)	(100%)	0	4,669	(4,669)	(100%)	8,000	8,000	100%
Road Fund Income	2,000	0	2,000	100%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	25	44	(19)	(43%)	75	308	(233)	(76%)	525	450	86%
Interest Income	139	125	14	11%	2,165	875	1,290	147%	1,500	(665)	(44%)
RFID Income	410	2,330	(1,920)	(82%)	2,835	16,310	(13,475)	(83%)	27,962	25,127	90%
<b>TOTAL Other Income</b>	<b>6,817</b>	<b>6,726</b>	<b>91</b>	<b>1%</b>	<b>37,894</b>	<b>47,079</b>	<b>(9,185)</b>	<b>(20%)</b>	<b>80,707</b>	<b>42,813</b>	<b>53%</b>
<b>TOTAL Revenues</b>	<b>64,551</b>	<b>64,831</b>	<b>(279)</b>	<b>0%</b>	<b>440,734</b>	<b>453,814</b>	<b>(13,080)</b>	<b>(3%)</b>	<b>777,964</b>	<b>337,230</b>	<b>43%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	469	493	24	5%	3,083	3,451	368	11%	5,912	2,829	48%
<b>Landscape Maintenance</b>											
Landscape Service Contract	6,932	9,068	2,136	24%	50,103	63,476	13,373	21%	108,821	58,718	54%
Lot Mow	119	13	(106)	(816%)	119	91	(28)	(31%)	158	39	25%
Projects	0	3,328	3,328	100%	26,080	23,296	(2,784)	(12%)	39,940	13,860	35%

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Irrigation Repairs	0	1,691	1,691	100%	5,725	11,837	6,112	52%	20,290	14,565	72%
<b>TOTAL Landscape Maintenance</b>	<b>7,051</b>	<b>14,100</b>	<b>7,049</b>	<b>50%</b>	<b>82,026</b>	<b>98,700</b>	<b>16,674</b>	<b>17%</b>	<b>169,209</b>	<b>87,183</b>	<b>52%</b>
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	11,272	4,578	(6,694)	(146%)	33,467	32,046	(1,421)	(4%)	54,936	21,469	39%
Flags and Flagpoles(s)	0	120	120	100%	1,142	840	(302)	(36%)	1,440	298	21%
General Repairs	125	150	25	17%	1,602	1,050	(552)	(53%)	1,800	198	11%
Janitorial Services	0	104	104	100%	847	728	(119)	(16%)	1,250	403	32%
Lights and Electrical	0	140	140	100%	1,909	980	(929)	(95%)	1,685	(225)	(13%)
Signage	0	132	132	100%	0	924	924	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	12,299	12,299	100%	21,082	21,082	100%
Supplies/Cleaning	86	157	71	45%	374	1,099	725	66%	1,886	1,512	80%
<b>TOTAL Repairs and Maint</b>	<b>11,483</b>	<b>7,138</b>	<b>(4,345)</b>	<b>(61%)</b>	<b>39,342</b>	<b>49,966</b>	<b>10,624</b>	<b>21%</b>	<b>85,663</b>	<b>46,321</b>	<b>54%</b>
<b>Safety &amp; Security</b>											
Access Card Keys	1,717	(36)	(1,753)	>999%	7,193	(252)	(7,445)	>999%	(432)	(7,625)	>999%
Security and Patrols	21,263	21,450	187	1%	146,172	150,150	3,978	3%	257,400	111,228	43%
Security Monitoring Service	1,432	1,691	259	15%	7,181	11,837	4,657	39%	20,290	13,109	65%
<b>TOTAL Safety &amp; Security</b>	<b>24,411</b>	<b>23,105</b>	<b>(1,306)</b>	<b>(6%)</b>	<b>160,546</b>	<b>161,735</b>	<b>1,189</b>	<b>1%</b>	<b>277,258</b>	<b>116,712</b>	<b>42%</b>
<b>Exterminating</b>											
Exterminating	40	61	21	34%	242	427	185	43%	734	492	67%
<b>Taxes &amp; Insurance</b>											
Income Taxes	766	5	(761)	(>999%)	766	35	(731)	(>999%)	58	(709)	(>999%)
Real Property	2,267	163	(2,104)	(>999%)	2,267	1,141	(1,126)	(99%)	1,958	(309)	(16%)
<b>TOTAL Taxes &amp; Insurance</b>	<b>3,034</b>	<b>168</b>	<b>(2,866)</b>	<b>(&gt;999%)</b>	<b>3,034</b>	<b>1,176</b>	<b>(1,858)</b>	<b>(158%)</b>	<b>2,016</b>	<b>(1,018)</b>	<b>(50%)</b>
<b>Telephone</b>											
Telephone	2,083	1,114	(969)	(87%)	9,018	7,798	(1,220)	(16%)	13,363	4,345	33%
<b>Water and Wastewater</b>											
Water and Wastewater	1,657	839	(818)	(98%)	5,229	5,873	644	11%	10,066	4,837	48%
<b>TOTAL Direct Operating Expenses</b>	<b>50,229</b>	<b>47,018</b>	<b>(3,211)</b>	<b>(7%)</b>	<b>302,520</b>	<b>329,126</b>	<b>26,606</b>	<b>8%</b>	<b>564,220</b>	<b>261,701</b>	<b>46%</b>
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	469	469	100%	806	806	100%
Legal Fees	537	1,588	1,051	66%	5,806	11,116	5,310	48%	19,051	13,246	70%
Professional Fees	0	7	7	100%	0	49	49	100%	86	86	100%
<b>TOTAL Professional Fees</b>	<b>537</b>	<b>1,662</b>	<b>1,125</b>	<b>68%</b>	<b>5,806</b>	<b>11,634</b>	<b>5,828</b>	<b>50%</b>	<b>19,944</b>	<b>14,138</b>	<b>71%</b>

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Bad Debts</b>											
Bad Debt Expense	1	0	(1)	(100%)	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	189	148	(41)	(28%)	909	1,036	127	12%	1,771	862	49%
Holiday Decorations	0	337	337	100%	0	2,359	2,359	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	5,000	9,247	4,247	46%	15,854	10,854	68%
<b>TOTAL Homeowner Activities</b>	189	1,806	1,617	90%	5,909	12,642	6,733	53%	21,672	15,763	73%
<b>Insurance</b>											
Crime	32	0	(32)	(100%)	194	0	(194)	(100%)	0	(194)	0%
Directors and Officers	0	156	156	100%	267	1,092	825	76%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	3,490	3,262	(228)	(7%)	5,587	2,098	38%
Umbrella	287	54	(233)	(432%)	2,029	378	(1,651)	(437%)	648	(1,381)	(213%)
Worker's Compensation	28	34	7	19%	193	238	46	19%	403	211	52%
<b>TOTAL Insurance</b>	803	710	(93)	(13%)	6,172	4,970	(1,202)	(24%)	8,510	2,338	27%
<b>Management Fees</b>											
Management Contract	1,154	1,285	131	10%	8,028	8,995	967	11%	15,418	7,390	48%
<b>Administration Expenses</b>											
Computer Software Subscription	44	96	52	55%	392	672	280	42%	1,152	760	66%
Internet Access	360	544	184	34%	4,514	3,808	(706)	(19%)	6,523	2,010	31%
Miscellaneous	283	271	(12)	(4%)	6,293	1,897	(4,396)	(232%)	3,254	(3,039)	(93%)
Office Supplies	45	157	112	71%	920	1,099	179	16%	1,886	966	51%
Postage	20	29	9	30%	242	203	(39)	(19%)	346	104	30%
Printing and Copying	0	125	125	100%	32	875	843	96%	1,498	1,465	98%
<b>TOTAL Administration Expenses</b>	752	1,222	470	38%	12,393	8,554	(3,839)	(45%)	14,659	2,266	15%
<b>Compensation</b>											
Compensation	7,926	8,431	505	6%	58,341	59,017	676	1%	101,174	42,833	42%
<b>TOTAL Admin Expenses</b>	11,364	15,116	3,753	25%	97,586	105,812	8,226	8%	181,378	83,791	46%
<b>TOTAL Operating Expenses</b>	61,593	62,134	541	1%	400,106	434,938	34,832	8%	745,598	345,492	46%
<b>Other Expenses</b>											
Federal Income Tax	0	(29)	(29)	100%	0	(203)	(203)	100%	(346)	(346)	100%
Contingency	0	2,739	2,739	100%	24,693	19,173	(5,520)	(29%)	32,866	8,174	25%
<b>TOTAL Other Expenses</b>	0	2,710	2,710	100%	24,693	18,970	(5,723)	(30%)	32,520	7,828	24%

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Expenses</b>	61,593	64,844	3,251	5%	424,799	453,908	29,109	6%	778,118	353,320	45%
<b>NET SURPLUS (DEFICIT)</b>	2,959	(14)	2,972 (>999%)		15,935	(95)	16,029 (>999%)		(154)	(16,089)	>999%