

# 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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	60,798	60,697	101	0%	544,950	546,273	(1,323)	0%	728,360	183,410	25%
<b>Other Assessments</b>											
Working Capital Assessment	200	569	(369)	(65%)	3,000	5,121	(2,121)	(41%)	6,825	3,825	56%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(28,447)	(28,449)	2	0%	(37,928)	(9,481)	25%
<b>Other Income</b>											
Collection Income	0	25	(25)	(100%)	2,864	225	2,639	>999%	300	(2,564)	(855%)
Late Payment Charges Waived	0	0	0	0%	(874)	0	(874)	(100%)	0	874	100%
Damage Reimbursements	0	125	(125)	(100%)	4,387	1,125	3,262	290%	1,500	(2,887)	(192%)
Hills CC Road Contribution	1,500	733	767	105%	13,500	6,597	6,903	105%	8,800	(4,700)	(53%)
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	0	101	(101)	(100%)	200	905	(705)	(78%)	1,206	1,006	83%
Prior Year Activity	(2,079)	0	(2,079)	(100%)	5,921	0	5,921	100%	0	(5,921)	0%
Architectural Review Fees	0	2,576	(2,576)	(100%)	8,300	23,184	(14,884)	(64%)	30,914	22,614	73%
Compliance Fees	0	667	(667)	(100%)	0	6,003	(6,003)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	175	44	131	298%	325	396	(71)	(18%)	525	200	38%
Interest Income	480	125	355	284%	3,490	1,125	2,365	210%	1,500	(1,990)	(133%)
RFID Income	0	2,330	(2,330)	(100%)	3,080	20,970	(17,890)	(85%)	27,962	24,882	89%
<b>TOTAL Other Income</b>	76	6,726	(6,650)	(99%)	44,385	60,530	(16,145)	(27%)	80,707	36,322	45%
<b>TOTAL Revenues</b>	57,913	64,831	(6,918)	(11%)	563,889	583,475	(19,586)	(3%)	777,964	214,075	28%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	505	493	(12)	(3%)	4,062	4,437	375	8%	5,912	1,850	31%
<b>Landscape Maintenance</b>											
Landscape Service Contract	6,793	9,068	2,275	25%	63,688	81,612	17,924	22%	108,821	45,133	41%
Lot Mow	0	13	13	100%	119	117	(2)	(2%)	158	39	25%
Projects	0	2,495	2,495	100%	26,080	22,455	(3,625)	(16%)	29,940	3,860	13%
Irrigation Repairs	135	1,691	1,556	92%	6,310	15,219	8,909	59%	20,290	13,979	69%

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	6,928	13,267	6,339	48%	96,197	119,403	23,206	19%	159,209	63,011	40%
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	338	5,411	5,073	94%	56,389	48,702	(7,687)	(16%)	64,936	8,547	13%
Flags and Flagpoles(s)	0	120	120	100%	1,142	1,080	(62)	(6%)	1,440	298	21%
General Repairs	0	150	150	100%	1,602	1,350	(252)	(19%)	1,800	198	11%
Janitorial Services	0	104	104	100%	1,165	936	(229)	(24%)	1,250	85	7%
Lights and Electrical	0	140	140	100%	1,909	1,260	(649)	(52%)	1,685	(225)	(13%)
Plumbing Repairs	0	0	0	0%	24	0	(24)	(100%)	0	(24)	0%
Signage	0	132	132	100%	458	1,188	730	61%	1,584	1,126	71%
Streets	0	1,757	1,757	100%	7,740	15,813	8,073	51%	21,082	13,342	63%
Supplies/Cleaning	13	157	144	92%	524	1,413	889	63%	1,886	1,363	72%
<b>TOTAL Repairs and Maint</b>	351	7,971	7,621	96%	70,952	71,742	790	1%	95,663	24,711	26%
<b>Safety &amp; Security</b>											
Access Card Keys	579	(36)	(615)	>999%	7,772	(324)	(8,096)	>999%	(432)	(8,204)	>999%
Security and Patrols	21,362	21,450	88	0%	189,575	193,050	3,475	2%	257,400	67,825	26%
Security Monitoring Service	1,432	1,691	259	15%	10,044	15,219	5,175	34%	20,290	10,246	50%
<b>TOTAL Safety &amp; Security</b>	23,372	23,105	(267)	(1%)	207,391	207,945	554	0%	277,258	69,867	25%
<b>Exterminating</b>											
Exterminating	40	61	21	34%	323	549	226	41%	734	411	56%
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	5	5	100%	766	45	(721)	(>999%)	58	(709)	(>999%)
Real Property	0	163	163	100%	2,267	1,467	(800)	(55%)	1,958	(309)	(16%)
<b>TOTAL Taxes &amp; Insurance</b>	0	168	168	100%	3,034	1,512	(1,522)	(101%)	2,016	(1,018)	(50%)
<b>Telephone</b>											
Telephone	1,460	1,114	(346)	(31%)	11,804	10,026	(1,778)	(18%)	13,363	1,559	12%
<b>Water and Wastewater</b>											
Water and Wastewater	1,893	839	(1,054)	(126%)	9,350	7,551	(1,799)	(24%)	10,066	715	7%
<b>TOTAL Direct Operating Expenses</b>	34,550	47,018	12,468	27%	403,114	423,165	20,051	5%	564,220	161,107	29%
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	603	603	100%	806	806	100%
Legal Fees	1,643	1,588	(55)	(3%)	11,498	14,292	2,794	20%	19,051	7,553	40%
Professional Fees	0	7	7	100%	0	63	63	100%	86	86	100%
<b>TOTAL Professional Fees</b>	1,643	1,662	19	1%	11,498	14,958	3,460	23%	19,944	8,446	42%

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<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	300	148	(152)	(103%)	1,272	1,332	60	4%	1,771	499	28%
Holiday Decorations	0	337	337	100%	0	3,033	3,033	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	5,012	11,889	6,877	58%	15,854	10,842	68%
<b>TOTAL Homeowner Activities</b>	300	1,806	1,506	83%	6,284	16,254	9,970	61%	21,672	15,388	71%
<b>Insurance</b>											
Crime	32	0	(32)	(100%)	259	0	(259)	(100%)	0	(259)	0%
Directors and Officers	0	156	156	100%	267	1,404	1,137	81%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	4,403	4,194	(209)	(5%)	5,587	1,185	21%
Umbrella	287	54	(233)	(432%)	2,603	486	(2,117)	(436%)	648	(1,955)	(302%)
Worker's Compensation	28	34	7	19%	248	306	59	19%	403	156	39%
<b>TOTAL Insurance</b>	803	710	(93)	(13%)	7,779	6,390	(1,389)	(22%)	8,510	731	9%
<b>Management Fees</b>											
Management Contract	1,104	1,285	181	14%	10,286	11,565	1,279	11%	15,418	5,132	33%
<b>Administration Expenses</b>											
Computer Software Subscription	44	96	52	55%	599	864	265	31%	1,152	553	48%
Internet Access	425	544	119	22%	5,149	4,896	(253)	(5%)	6,523	1,375	21%
Miscellaneous	405	271	(134)	(50%)	7,252	2,439	(4,813)	(197%)	3,254	(3,998)	(123%)
Office Supplies	45	157	112	71%	1,162	1,413	251	18%	1,886	724	38%
Postage	0	29	29	100%	256	261	5	2%	346	89	26%
Printing and Copying	0	125	125	100%	50	1,125	1,075	96%	1,498	1,447	97%
<b>TOTAL Administration Expenses</b>	919	1,222	303	25%	14,469	10,998	(3,471)	(32%)	14,659	190	1%
<b>Compensation</b>											
Compensation	7,860	8,431	571	7%	74,291	75,879	1,588	2%	101,174	26,883	27%
<b>TOTAL Admin Expenses</b>	12,629	15,116	2,487	16%	125,545	136,044	10,499	8%	181,378	55,832	31%
<b>TOTAL Operating Expenses</b>	47,179	62,134	14,955	24%	528,659	559,209	30,550	5%	745,598	216,939	29%
<b>Capital Expenses</b>											
<b>Reserve Expenses</b>											
Access Control Systems	0	0	0	0%	3,697	0	(3,697)	(100%)	0	(3,697)	0%
<b>TOTAL Reserve Expenses</b>	0	0	0	0%	3,697	0	(3,697)	(100%)	0	(3,697)	0%

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<b>TOTAL Capital Expenses</b>	0	0	0	0%	3,697	0	(3,697)	(100%)	0	(3,697)	0%
<b>Other Expenses</b>											
Federal Income Tax	0	(29)	(29)	100%	2,417	(261)	(2,678)	>999%	(346)	(2,763)	799%
Contingency	0	2,739	2,739	100%	32,688	24,651	(8,037)	(33%)	32,866	179	1%
<b>TOTAL Other Expenses</b>	0	2,710	2,710	100%	35,105	24,390	(10,715)	(44%)	32,520	(2,584)	(8%)
<b>TOTAL Expenses</b>	47,179	64,844	17,665	27%	567,460	583,599	16,139	3%	778,118	210,658	27%
<b>NET SURPLUS (DEFICIT)</b>	10,733	(14)	10,747	(>999%)	(3,572)	(124)	(3,447)	>999%	(154)	3,417	(>999%)