

# 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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Homeowner Assessments	60,798	60,697	101	0%	605,748	606,970	(1,222)	0%	728,360	122,612	17%
<b>Other Assessments</b>											
Working Capital Assessment	0	569	(569)	(100%)	3,000	5,690	(2,690)	(47%)	6,825	3,825	56%
<b>Assessment Allocation</b>											
Assessment Allocation	(3,161)	(3,161)	0	0%	(31,607)	(31,610)	3	0%	(37,928)	(6,321)	17%
<b>Other Income</b>											
Collection Income	0	25	(25)	(100%)	2,864	250	2,614	>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	1,250	3,137	251%	1,500	(2,887)	(192%)
Hills CC Road Contribution	1,500	733	767	105%	15,000	7,330	7,670	105%	8,800	(6,200)	(70%)
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Miscellaneous Income	(55)	0	(55)	(100%)	887	0	887	100%	0	(887)	0%
Penalties and Interest	(25)	101	(126)	(125%)	175	1,005	(830)	(83%)	1,206	1,031	85%
Prior Year Activity	0	0	0	0%	5,921	0	5,921	100%	0	(5,921)	0%
Architectural Review Fees	0	2,576	(2,576)	(100%)	8,300	25,760	(17,460)	(68%)	30,914	22,614	73%
Compliance Fees	0	667	(667)	(100%)	0	6,670	(6,670)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	0	44	(44)	(100%)	325	440	(115)	(26%)	525	200	38%
Interest Income	346	125	221	177%	3,837	1,250	2,587	207%	1,500	(2,337)	(156%)
RFID Income	826	2,330	(1,504)	(65%)	3,906	23,300	(19,394)	(83%)	27,962	24,056	86%
<b>TOTAL Other Income</b>	<b>2,592</b>	<b>6,726</b>	<b>(4,133)</b>	<b>(61%)</b>	<b>46,977</b>	<b>67,255</b>	<b>(20,278)</b>	<b>(30%)</b>	<b>80,707</b>	<b>33,730</b>	<b>42%</b>
<b>TOTAL Revenues</b>	<b>60,229</b>	<b>64,831</b>	<b>(4,601)</b>	<b>(7%)</b>	<b>624,118</b>	<b>648,305</b>	<b>(24,187)</b>	<b>(4%)</b>	<b>777,964</b>	<b>153,846</b>	<b>20%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	648	493	(155)	(31%)	4,710	4,930	220	4%	5,912	1,202	20%
<b>Landscape Maintenance</b>											
Landscape Service Contract	6,793	9,068	2,275	25%	70,481	90,680	20,199	22%	108,821	38,340	35%
Lot Mow	0	13	13	100%	119	130	11	8%	158	39	25%
Projects	0	2,495	2,495	100%	26,080	24,950	(1,130)	(5%)	29,940	3,860	13%
Irrigation Repairs	1,125	1,691	566	33%	7,436	16,910	9,474	56%	20,290	12,854	63%

Unaudited

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*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	7,918	13,267	5,349	40%	104,116	132,670	28,554	22%	159,209	55,093	35%
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	246	5,411	5,165	95%	56,635	54,113	(2,522)	(5%)	64,936	8,301	13%
Flags and Flagpoles(s)	0	120	120	100%	1,142	1,200	58	5%	1,440	298	21%
General Repairs	200	150	(50)	(33%)	1,802	1,500	(302)	(20%)	1,800	(2)	0%
Janitorial Services	817	104	(713)	(686%)	1,982	1,040	(942)	(91%)	1,250	(732)	(59%)
Lights and Electrical	0	140	140	100%	1,909	1,400	(509)	(36%)	1,685	(225)	(13%)
Plumbing Repairs	0	0	0	0%	24	0	(24)	(100%)	0	(24)	0%
Signage	0	132	132	100%	458	1,320	862	65%	1,584	1,126	71%
Streets	0	1,757	1,757	100%	7,740	17,570	9,830	56%	21,082	13,342	63%
Supplies/Cleaning	0	157	157	100%	524	1,570	1,046	67%	1,886	1,363	72%
<b>TOTAL Repairs and Maint</b>	1,264	7,971	6,708	84%	72,216	79,713	7,498	9%	95,663	23,447	25%
<b>Safety &amp; Security</b>											
Access Card Keys	1,203	(36)	(1,239)	>999%	8,976	(360)	(9,336)	>999%	(432)	(9,408)	>999%
Security and Patrols	10,435	21,450	11,015	51%	200,010	214,500	14,490	7%	257,400	57,390	22%
Security Monitoring Service	1,432	1,691	259	15%	11,475	16,910	5,435	32%	20,290	8,814	43%
<b>TOTAL Safety &amp; Security</b>	13,070	23,105	10,035	43%	220,461	231,050	10,589	5%	277,258	56,797	20%
<b>Exterminating</b>											
Exterminating	40	61	21	34%	364	610	246	40%	734	371	50%
<b>Taxes</b>											
Income Taxes	0	(34)	(34)	100%	3,183	(336)	(3,519)	>999%	(403)	(3,587)	890%
Real Property	0	163	163	100%	2,267	1,630	(637)	(39%)	1,958	(309)	(16%)
<b>TOTAL Taxes</b>	0	129	129	100%	5,451	1,294	(4,157)	(321%)	1,555	(3,896)	(250%)
<b>Telephone</b>											
Telephone	1,964	1,114	(850)	(76%)	13,768	11,140	(2,628)	(24%)	13,363	(405)	(3%)
<b>Water and Wastewater</b>											
Water and Wastewater	3,173	839	(2,334)	(278%)	12,523	8,390	(4,133)	(49%)	10,066	(2,457)	(24%)
<b>TOTAL Direct Operating Expenses</b>	28,077	46,980	18,903	40%	433,608	469,797	36,189	8%	563,760	130,152	23%
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	67	67	100%	0	670	670	100%	806	806	100%
Legal Fees	1,515	1,588	73	5%	13,013	15,880	2,867	18%	19,051	6,038	32%
Professional Fees	0	7	7	100%	0	70	70	100%	86	86	100%
<b>TOTAL Professional Fees</b>	1,515	1,662	147	9%	13,013	16,620	3,607	22%	19,944	6,931	35%

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	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Bad Debts</b>											
Bad Debt Expense	1	0	(1)	(100%)	2	0	(2)	(100%)	0	(2)	0%
<b>Collection Expense</b>											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
<b>Homeowner Activities</b>											
Annual Meeting	0	148	148	100%	1,272	1,480	208	14%	1,771	499	28%
Holiday Decorations	0	337	337	100%	0	3,370	3,370	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	5,012	13,210	8,198	62%	15,854	10,842	68%
<b>TOTAL Homeowner Activities</b>	0	1,806	1,806	100%	6,284	18,060	11,776	65%	21,672	15,388	71%
<b>Insurance</b>											
Crime	32	0	(32)	(100%)	291	0	(291)	(100%)	0	(291)	0%
Directors and Officers	0	156	156	100%	267	1,560	1,293	83%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	4,859	4,660	(199)	(4%)	5,587	728	13%
Umbrella	287	54	(233)	(432%)	2,890	540	(2,350)	(435%)	648	(2,242)	(346%)
Worker's Compensation	28	34	7	19%	275	340	65	19%	403	128	32%
<b>TOTAL Insurance</b>	803	710	(93)	(13%)	8,583	7,100	(1,483)	(21%)	8,510	(72)	(1%)
<b>Management Fees</b>											
Management Contract	1,104	1,285	181	14%	11,390	12,850	1,460	11%	15,418	4,028	26%
<b>Administration Expenses</b>											
Computer Software Subscription	159	96	(63)	(65%)	758	960	202	21%	1,152	394	34%
Internet Access	485	544	59	11%	4,913	5,440	527	10%	6,523	1,610	25%
Miscellaneous	554	271	(283)	(104%)	7,806	2,710	(5,096)	(188%)	3,254	(4,552)	(140%)
Office Supplies	121	157	36	23%	1,283	1,570	287	18%	1,886	604	32%
Postage	70	29	(41)	(140%)	326	290	(36)	(12%)	346	20	6%
Printing and Copying	0	125	125	100%	50	1,250	1,200	96%	1,498	1,447	97%
<b>TOTAL Administration Expenses</b>	1,387	1,222	(165)	(14%)	15,136	12,220	(2,916)	(24%)	14,659	(477)	(3%)
<b>Compensation</b>											
Compensation	7,860	8,431	571	7%	82,152	84,310	2,158	3%	101,174	19,023	19%
<b>TOTAL Admin Expenses</b>	12,671	15,116	2,445	16%	137,496	151,160	13,664	9%	181,378	43,882	24%
<b>TOTAL Operating Expenses</b>	40,748	62,096	21,347	34%	571,104	620,957	49,853	8%	745,137	174,033	23%
<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>											
Contingency	0	2,739	2,739	100%	32,688	27,390	(5,298)	(19%)	32,866	179	1%
<b>TOTAL Other Expenses</b>	0	2,739	2,739	100%	32,688	27,390	(5,298)	(19%)	32,866	179	1%
<b>TOTAL Expenses</b>	40,748	64,835	24,086	37%	607,488	648,347	40,859	6%	778,003	170,515	22%
<b>NET SURPLUS (DEFICIT)</b>	19,481	(4)	19,485	(>999%)	16,630	(42)	16,672	(>999%)	(39)	(16,669)	>999%