

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 04/30/2020				YTD 04/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,827	47,828	(1)	0%	191,310	191,313	(3)	0%	573,940	382,630	67%
TOTAL Regular Assessments	47,827	47,828	(1)	0%	191,310	191,313	(3)	0%	573,940	382,630	67%
Working Capital Assessment	800	600	200	33%	2,600	2,400	200	8%	7,200	4,600	64%
Assessment Allocation											
Assessment Allocation	(6,835)	(6,835)	0	0%	(27,341)	(27,341)	0	0%	(82,024)	(54,683)	67%
TOTAL Assessment Allocation	(6,835)	(6,835)	0	0%	(27,341)	(27,341)	0	0%	(82,024)	(54,683)	67%
TOTAL Assessments	41,792	41,593	199	0%	166,569	166,372	197	0%	499,116	332,547	67%
Other Income											
Damage Reimbursements	0	0	0	0%	9,925	0	9,925	100%	0	(9,925)	0%
Access Devices	0	0	0	0%	0	200	(200)	(100%)	600	600	100%
Penalties and Interest	0	0	0	0%	150	0	150	100%	0	(150)	0%
Architectural Review Fees	0	500	(500)	(100%)	2,900	1,000	1,900	190%	3,000	100	3%
Fines	50	0	50	100%	200	0	200	100%	0	(200)	0%
Interest Income	226	75	151	201%	1,099	300	799	266%	900	(199)	(22%)
RFID Income	480	0	480	100%	3,250	0	3,250	100%	0	(3,250)	0%
TOTAL Other Income	756	575	181	31%	17,524	1,500	16,024	>999%	4,500	(13,024)	(289%)
TOTAL Revenues	42,548	42,168	380	1%	184,093	167,872	16,221	10%	503,616	319,523	63%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	351	470	119	25%	2,359	1,729	(630)	(36%)	5,329	2,970	56%
TOTAL Electricity	351	470	119	25%	2,359	1,729	(630)	(36%)	5,329	2,970	56%
Landscape Maintenance											
Lot Mow	0	225	225	100%	0	450	450	100%	900	900	100%
Landscape Service Contract	7,246	7,608	362	5%	28,984	30,434	1,449	5%	91,301	62,316	68%
Projects	19,415	0	(19,415)	(100%)	20,401	0	(20,401)	(100%)	20,000	(401)	(2%)
Irrigation	848	870	23	3%	2,730	2,658	(73)	(3%)	8,658	5,927	68%
TOTAL Landscape Maintenance	27,508	8,704	(18,805)	(216%)	52,115	33,541	(18,574)	(55%)	120,858	68,743	57%
Repairs and Maintenance Lodge											
Repair Maintenance	0	0	0	0%	0	144	144	100%	809	809	100%

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Inspections	0	0	0	0%	11	0	(11)	(100%)	875	864	99%
Entr. Gates/Guardhouse	4,405	2,340	(2,065)	(88%)	4,902	9,359	4,457	48%	28,076	23,175	83%
Flags and Flagpoles(s)	0	90	90	100%	0	360	360	100%	1,080	1,080	100%
General	66	0	(66)	(100%)	66	0	(66)	(100%)	520	454	87%
Janitorial	0	130	130	100%	0	521	521	100%	1,564	1,564	100%
Supplies/Cleaning	0	345	345	100%	0	1,382	1,382	100%	4,145	4,145	100%
Lights and Electrical	0	150	150	100%	760	600	(160)	(27%)	1,800	1,040	58%
Signage	0	0	0	0%	711	500	(211)	(42%)	1,000	289	29%
Streets	15,000	10,000	(5,000)	(50%)	15,000	20,000	5,000	25%	40,000	25,000	63%
Fences	0	50	50	100%	0	200	200	100%	600	600	100%
TOTAL Repairs and Maintenance	19,470	13,105	(6,365)	(49%)	21,449	33,066	11,617	35%	80,469	59,021	73%
Lodge											
Security and Patrols											
Security Monitoring Service	1,409	1,409	0	0%	5,725	5,639	(85)	(2%)	16,807	11,083	66%
Access Card Keys	204	500	296	59%	1,629	1,000	(629)	(63%)	1,500	(129)	(9%)
Security and Patrols	13,066	13,500	434	3%	52,835	54,000	1,165	2%	162,000	109,165	67%
TOTAL Security and Patrols	14,679	15,409	731	5%	60,189	60,639	451	1%	180,307	120,119	67%
Exterminating											
Exterminating	0	0	0	0%	0	143	143	100%	488	488	100%
TOTAL Exterminating	0	0	0	0%	0	143	143	100%	488	488	100%
Taxes & Insurance											
Real Property	0	0	0	0%	1,771	1,661	(110)	(7%)	1,661	(110)	(7%)
State	0	0	0	0%	0	2,341	2,341	100%	2,341	2,341	100%
TOTAL Taxes & Insurance	0	0	0	0%	1,771	4,002	2,231	56%	4,002	2,231	56%
Telephone											
Cable TV	190	147	(43)	(29%)	233	147	(86)	(58%)	147	(86)	(58%)
Telephone	1,000	400	(600)	(150%)	2,860	1,600	(1,260)	(79%)	4,800	1,940	40%
TOTAL Telephone	1,190	547	(643)	(118%)	3,093	1,747	(1,346)	(77%)	4,947	1,854	37%
Water and Wastewater											
Water and Wastewater	372	300	(72)	(24%)	798	875	77	9%	11,675	10,877	93%
TOTAL Water and Wastewater	372	300	(72)	(24%)	798	875	77	9%	11,675	10,877	93%
TOTAL Direct Operating Expenses	63,570	38,535	(25,035)	(65%)	141,773	135,742	(6,031)	(4%)	408,075	266,303	65%
General and Administrative Expenses											

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Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	135	550	415	75%	2,266	2,200	(66)	(3%)	6,600	4,334	66%
Professional Fees	2,576	0	(2,576)	(100%)	2,626	500	(2,126)	(425%)	2,000	(626)	(31%)
Doc Prep Filing	0	0	0	0%	0	0	0	0%	240	240	100%
TOTAL Professional Fees	2,711	550	(2,161)	(393%)	4,892	2,700	(2,192)	(81%)	12,340	7,448	60%
Bad Debts											
Bad Debts	0	0	0	0%	(1)	0	1	100%	0	1	100%
TOTAL Bad Debts	0	0	0	0%	(1)	0	1	100%	0	1	100%
Homeowner Activities											
Annual Meeting	0	0	0	0%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	57	57	100%	0	57	57	100%	57	57	100%
Homeowner Activities	117	0	(117)	(100%)	117	0	(117)	(100%)	0	(117)	0%
Social Events	1,820	0	(1,820)	(100%)	1,879	2,200	321	15%	8,800	6,921	79%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
TOTAL Homeowner Activities	1,936	57	(1,879)	(>999%)	1,995	2,507	512	20%	14,357	12,362	86%
Association Communications											
Website	40	0	(40)	(100%)	160	0	(160)	(100%)	1,000	840	84%
TOTAL Association Communications	40	0	(40)	(100%)	160	0	(160)	(100%)	1,000	840	84%
Insurance and Taxes											
Directors and Officers	124	118	(6)	(5%)	372	474	102	21%	1,421	1,049	74%
General, Property & Liability	385	625	240	38%	1,154	2,500	1,346	54%	7,500	6,346	85%
Worker's Compensation	28	0	(28)	(100%)	28	0	(28)	(100%)	0	(28)	0%
Umbrella	0	42	42	100%	0	167	167	100%	500	500	100%
TOTAL Insurance and Taxes	536	785	249	32%	1,554	3,140	1,587	51%	9,421	7,867	84%
Management Fees											
Other	3,020	76	(2,944)	(>999%)	12,080	76	(12,004)	(>999%)	276	(11,804)	(>999%)
Contract	1,080	4,166	3,086	74%	4,320	16,664	12,344	74%	49,992	45,672	91%
TOTAL Management Fees	4,100	4,242	142	3%	16,400	16,740	340	2%	50,268	33,868	67%
Administration Expenses											
Computer Software Subscription	0	35	35	100%	109	140	31	22%	420	311	74%
Internet Access	387	490	103	21%	1,556	1,992	436	22%	5,912	4,356	74%
Miscellaneous	129	0	(129)	(100%)	302	0	(302)	(100%)	0	(302)	0%

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Office Supplies	56	50	(6)	(12%)	313	382	69	18%	682	369	54%
Postage	52	21	(32)	(152%)	400	671	270	40%	1,471	1,070	73%
Printing and Copying	0	0	0	0%	1,157	250	(907)	(363%)	570	(587)	(103%)
Storage	0	50	50	100%	0	200	200	100%	600	600	100%
TOTAL Administration Expenses	624	646	22	3%	3,837	3,635	(202)	(6%)	9,655	5,818	60%
TOTAL General and Administrative Expenses	9,948	6,280	(3,668)	(58%)	28,837	28,722	(115)	0%	97,040	68,203	70%
TOTAL Operating Expenses	73,518	44,815	(28,703)	(64%)	170,610	164,464	(6,146)	(4%)	505,116	334,506	66%
TOTAL Expenses	73,518	44,815	(28,703)	(64%)	170,610	164,464	(6,146)	(4%)	505,116	334,506	66%
NET SURPLUS (DEFICIT)	(30,970)	(2,647)	(28,323)	>999%	13,483	3,408	10,074	296%	(1,500)	(14,983)	999%