

# 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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	47,828	48,065	(237)	0%	435,648	437,205	(1,557)	0%	533,335	97,687	18%
<b>TOTAL Regular Assessments</b>	47,828	48,065	(237)	0%	435,648	437,205	(1,557)	0%	533,335	97,687	18%
Working Capital Assessment	800	517	283	55%	6,800	5,167	1,633	32%	6,200	(600)	(10%)
<b>Assessment Allocation</b>											
Assessment Allocation	(6,354)	(6,354)	0	0%	(63,539)	(63,539)	0	0%	(76,247)	(12,708)	17%
<b>TOTAL Assessment Allocation</b>	(6,354)	(6,354)	0	0%	(63,539)	(63,539)	0	0%	(76,247)	(12,708)	17%
<b>TOTAL Assessments</b>	42,274	42,228	47	0%	378,909	378,833	77	0%	463,288	84,379	18%
<b>Other Income</b>											
Legal Fees	0	0	0	0%	645	0	645	100%	0	(645)	0%
Architectural Review Fees	0	400	(400)	(100%)	4,535	4,000	535	13%	4,800	265	6%
Damage Reimbursements	6,500	0	6,500	100%	22,960	12,000	10,960	91%	12,000	(10,960)	(91%)
Insurance Claims	0	1,575	(1,575)	(100%)	1,285	15,754	(14,469)	(92%)	18,905	17,620	93%
Access Devices	0	200	(200)	(100%)	340	2,000	(1,660)	(83%)	2,400	2,060	86%
Penalties and Interest	0	3	(3)	(100%)	1,873	33	1,840	>999%	40	(1,833)	(>999%)
Architectural Review Fees	750	0	750	100%	750	0	750	100%	0	(750)	0%
Fines	0	37	(37)	(100%)	422	374	48	13%	449	27	6%
Interest Income	349	79	271	344%	1,904	787	1,117	142%	945	(959)	(102%)
RFID Income	730	83	647	779%	2,473	831	1,642	198%	997	(1,476)	(148%)
<b>TOTAL Other Income</b>	8,329	2,378	5,951	250%	37,187	35,780	1,408	4%	40,535	3,348	8%
<b>TOTAL Revenues</b>	50,604	44,606	5,998	13%	416,096	414,612	1,484	0%	503,823	87,727	17%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
General	571	444	(127)	(29%)	4,668	4,441	(227)	(5%)	5,329	661	12%
<b>TOTAL Electricity</b>	571	444	(127)	(29%)	4,668	4,441	(227)	(5%)	5,329	661	12%
<b>Landscape Maintenance</b>											
Landscape Service Contract	7,246	7,246	0	0%	72,840	72,461	(379)	(1%)	87,425	14,585	17%
Landscape - General	0	225	225	100%	1,998	450	(1,548)	(344%)	450	(1,548)	(344%)
Projects	0	0	0	0%	17,364	18,704	1,339	7%	18,704	1,339	7%
Irrigation	1,558	701	(857)	(122%)	8,542	7,006	(1,536)	(22%)	8,408	(135)	(2%)

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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	8,804	8,172	(632)	(8%)	100,744	98,621	(2,123)	(2%)	114,986	14,242	12%
<b>Repairs and Maintenance</b>											
<b>General</b>											
Repair Maintenance	0	67	67	100%	249	674	425	63%	809	560	69%
Inspections	0	73	73	100%	0	729	729	100%	875	875	100%
Entr. Gates/Guardhouse	933	2,340	1,407	60%	19,722	23,397	3,675	16%	28,076	8,354	30%
Flags and Flagpoles(s)	1,894	86	(1,808)	(>999%)	2,521	863	(1,658)	(192%)	1,035	(1,486)	(144%)
General	0	43	43	100%	750	433	(317)	(73%)	520	(230)	(44%)
Janitorial	0	124	124	100%	742	1,241	499	40%	1,489	747	50%
Supplies/Cleaning	0	436	436	100%	5,022	4,358	(663)	(15%)	5,230	208	4%
Lights and Electrical	0	124	124	100%	779	1,243	463	37%	1,491	712	48%
Holiday Decorations	0	375	375	100%	0	3,750	3,750	100%	4,500	4,500	100%
Signage	0	513	513	100%	5,349	5,125	(224)	(4%)	6,150	801	13%
Streets	0	3,367	3,367	100%	26,655	33,673	7,018	21%	40,407	13,752	34%
Fences	0	33	33	100%	0	333	333	100%	400	400	100%
<b>TOTAL Repairs and Maintenance</b>	2,827	7,582	4,755	63%	61,789	75,819	14,030	19%	90,982	29,193	32%
<b>General</b>											
<b>Security and Patrols</b>											
Security Monitoring Service	1,409	3,965	2,556	64%	43,461	39,653	(3,808)	(10%)	47,584	4,123	9%
Access Card Keys	579	17	(562)	(>999%)	(1,395)	172	1,567	914%	206	1,601	778%
Security and Patrols	9,650	12,903	3,253	25%	130,023	129,028	(995)	(1%)	154,833	24,810	16%
<b>TOTAL Security and Patrols</b>	11,638	16,885	5,247	31%	172,088	168,852	(3,236)	(2%)	202,623	30,534	15%
<b>Exterminating</b>											
Exterminating	(113)	41	153	377%	255	407	151	37%	488	232	48%
<b>TOTAL Exterminating</b>	(113)	41	153	377%	255	407	151	37%	488	232	48%
<b>Taxes &amp; Insurance</b>											
Income Taxes	0	195	195	100%	2,341	1,951	(390)	(20%)	2,341	0	0%
Real Property	0	0	0	0%	1,661	1,661	0	0%	1,661	0	0%
<b>TOTAL Taxes &amp; Insurance</b>	0	195	195	100%	4,002	3,612	(390)	(11%)	4,002	0	0%
<b>Telephone</b>											
Cable TV	33	12	(21)	(169%)	840	123	(717)	(583%)	147	(692)	(469%)
Telephone	259	492	233	47%	5,322	4,920	(402)	(8%)	5,904	582	10%
<b>TOTAL Telephone</b>	292	504	212	42%	6,162	5,043	(1,119)	(22%)	6,051	(111)	(2%)
<b>Water and Wastewater</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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	1,817	879	(938)	(107%)	10,926	8,790	(2,137)	(24%)	10,548	(379)	(4%)
<b>TOTAL Water and Wastewater</b>	1,817	879	(938)	(107%)	10,926	8,790	(2,137)	(24%)	10,548	(379)	(4%)
<b>TOTAL Direct Operating Expenses</b>	25,837	34,702	8,865	26%	360,635	365,583	4,948	1%	435,008	74,373	17%
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	0	0	0%	0	1,500	1,500	100%	1,500	1,500	100%
Legal Fees	1,215	622	(593)	(95%)	4,747	6,218	1,471	24%	7,461	2,714	36%
Professional Fees	0	204	204	100%	2,332	2,040	(293)	(14%)	2,447	115	5%
Doc Prep Filing	0	20	20	100%	127	200	73	37%	240	113	47%
<b>TOTAL Professional Fees</b>	1,215	846	(369)	(44%)	7,206	9,957	2,751	28%	11,648	4,442	38%
<b>Bad Debts</b>											
Bad Debts	11	0	(11)	(100%)	2,911	0	(2,911)	(100%)	0	(2,911)	0%
<b>TOTAL Bad Debts</b>	11	0	(11)	(100%)	2,911	0	(2,911)	(100%)	0	(2,911)	0%
<b>Collection Expense</b>											
Collection Expense	152	0	(152)	(100%)	152	0	(152)	(100%)	0	(152)	0%
<b>TOTAL Collection Expense</b>	152	0	(152)	(100%)	152	0	(152)	(100%)	0	(152)	0%
<b>Homeowner Activities</b>											
Annual Meeting	0	0	0	0%	175	0	(175)	(100%)	225	50	22%
Board Activities/Mtgs.	0	5	5	100%	404	48	(356)	(748%)	57	(347)	(607%)
Social Events	0	2,000	2,000	100%	3,532	8,601	5,068	59%	8,601	5,068	59%
<b>TOTAL Homeowner Activities</b>	0	2,005	2,005	100%	4,111	8,648	4,537	52%	8,883	4,772	54%
<b>Association Communications</b>											
Website	0	504	504	100%	5,614	5,043	(570)	(11%)	6,052	438	7%
<b>TOTAL Association Communications</b>	0	504	504	100%	5,614	5,043	(570)	(11%)	6,052	438	7%
<b>Insurance and Taxes</b>											
Directors and Officers	0	118	118	100%	1,421	1,184	(237)	(20%)	1,421	0	0%
General, Property & Liability	0	576	576	100%	6,909	5,758	(1,152)	(20%)	6,909	0	0%
Umbrella	945	42	(903)	(>999%)	1,445	417	(1,028)	(247%)	500	(945)	(189%)
<b>TOTAL Insurance and Taxes</b>	945	736	(209)	(28%)	9,775	7,358	(2,417)	(33%)	8,830	(945)	(11%)
<b>Management Fees</b>											
Other	0	23	23	100%	3	230	227	99%	276	273	99%
Contract	600	2,000	1,400	70%	17,680	20,000	2,320	12%	24,000	6,320	26%

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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Management Fees</b>	600	2,023	1,423	70%	17,683	20,230	2,547	13%	24,276	6,593	27%
<b>Administration Expenses</b>											
Administration	328	0	(328)	(100%)	328	0	(328)	(100%)	0	(328)	0%
Computer Software Subscription	0	23	23	100%	105	233	128	55%	280	175	63%
Internet Access	245	449	204	45%	3,169	4,493	1,324	29%	5,392	2,222	41%
Computer Software Expense	172	8	(163)	(>999%)	372	83	(288)	(346%)	100	(272)	(272%)
Miscellaneous	392	0	(392)	(100%)	1,442	0	(1,442)	(100%)	0	(1,442)	0%
Office Supplies	19	57	37	66%	650	568	(82)	(14%)	682	32	5%
Postage	7	120	112	94%	1,565	1,198	(367)	(31%)	1,437	(128)	(9%)
Printing and Copying	0	48	48	100%	801	476	(325)	(68%)	571	(230)	(40%)
Storage	0	50	50	100%	400	500	100	20%	600	200	33%
<b>TOTAL Administration Expenses</b>	1,164	755	(409)	(54%)	8,833	7,552	(1,281)	(17%)	9,062	230	3%
<b>TOTAL General and Administrative Expenses</b>	4,086	6,869	2,782	41%	56,285	58,789	2,504	4%	68,751	12,467	18%
<b>TOTAL Operating Expenses</b>	29,923	41,571	11,648	28%	416,919	424,372	7,452	2%	503,759	86,840	17%
<b>TOTAL Expenses</b>	29,923	41,571	11,648	28%	416,919	424,372	7,452	2%	503,759	86,840	17%
<b>NET SURPLUS (DEFICIT)</b>	20,681	3,035	17,646	581%	(823)	(9,760)	8,936	(92%)	64	887	>999%

Unaudited