

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 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,828	48,065	(237)	0%	483,477	485,270	(1,793)	0%	533,335	49,858	9%
TOTAL Regular Assessments	47,828	48,065	(237)	0%	483,477	485,270	(1,793)	0%	533,335	49,858	9%
Working Capital Assessment	800	517	283	55%	7,600	5,683	1,917	34%	6,200	(1,400)	(23%)
Assessment Allocation											
Assessment Allocation	(6,354)	(6,354)	0	0%	(69,893)	(69,893)	0	0%	(76,247)	(6,354)	8%
TOTAL Assessment Allocation	(6,354)	(6,354)	0	0%	(69,893)	(69,893)	0	0%	(76,247)	(6,354)	8%
TOTAL Assessments	42,274	42,228	47	0%	421,184	421,060	123	0%	463,288	42,104	9%
Other Income											
Legal Fees	0	0	0	0%	645	0	645	100%	0	(645)	0%
Architectural Review Fees	0	400	(400)	(100%)	4,535	4,400	135	3%	4,800	265	6%
Damage Reimbursements	(500)	0	(500)	(100%)	22,460	12,000	10,460	87%	12,000	(10,460)	(87%)
Insurance Claims	0	1,575	(1,575)	(100%)	1,285	17,330	(16,045)	(93%)	18,905	17,620	93%
Access Devices	0	200	(200)	(100%)	340	2,200	(1,860)	(85%)	2,400	2,060	86%
Penalties and Interest	0	3	(3)	(100%)	1,873	37	1,836	>999%	40	(1,833)	(>999%)
Architectural Review Fees	0	0	0	0%	750	0	750	100%	0	(750)	0%
Fines	0	37	(37)	(100%)	422	412	10	3%	449	27	6%
Interest Income	0	79	(79)	(100%)	1,904	866	1,038	120%	945	(959)	(102%)
RFID Income	1,755	83	1,672	>999%	4,228	914	3,314	363%	997	(3,231)	(324%)
TOTAL Other Income	1,255	2,378	(1,123)	(47%)	38,442	38,157	285	1%	40,535	2,093	5%
TOTAL Revenues	43,529	44,606	(1,076)	(2%)	459,626	459,218	408	0%	503,823	44,198	9%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	353	444	91	21%	5,021	4,885	(136)	(3%)	5,329	308	6%
TOTAL Electricity	353	444	91	21%	5,021	4,885	(136)	(3%)	5,329	308	6%
Landscape Maintenance											
Landscape Service Contract	7,246	7,364	118	2%	80,086	79,825	(261)	0%	87,425	7,339	8%
Landscape - General	0	0	0	0%	1,998	450	(1,548)	(344%)	450	(1,548)	(344%)
Projects	0	0	0	0%	19,259	18,704	(555)	(3%)	18,704	(555)	(3%)
Irrigation	3,708	701	(3,007)	(429%)	12,250	7,707	(4,543)	(59%)	8,408	(3,842)	(46%)

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TOTAL Landscape Maintenance	10,954	8,064	(2,889)	(36%)	113,592	106,685	(6,907)	(6%)	114,986	1,394	1%
Repairs and Maintenance											
General											
Repair Maintenance	0	67	67	100%	249	742	492	66%	809	560	69%
Inspections	0	73	73	100%	0	802	802	100%	875	875	100%
Entr. Gates/Guardhouse	456	2,340	1,884	81%	20,178	25,737	5,559	22%	28,076	7,899	28%
Flags and Flagpoles(s)	0	86	86	100%	626	949	322	34%	1,035	409	39%
General	0	43	43	100%	750	477	(274)	(57%)	520	(230)	(44%)
Janitorial	0	124	124	100%	742	1,365	623	46%	1,489	747	50%
Supplies/Cleaning	0	436	436	100%	5,022	4,794	(227)	(5%)	5,230	208	4%
Lights and Electrical	0	124	124	100%	779	1,367	587	43%	1,491	712	48%
Holiday Decorations	0	375	375	100%	0	4,125	4,125	100%	4,500	4,500	100%
Signage	0	513	513	100%	5,349	5,638	289	5%	6,150	801	13%
Streets	0	3,367	3,367	100%	26,655	37,040	10,385	28%	40,407	13,752	34%
Fences	0	33	33	100%	0	367	367	100%	400	400	100%
TOTAL Repairs and Maintenance	456	7,582	7,126	94%	60,350	83,400	23,050	28%	90,982	30,632	34%
General											
Security and Patrols											
Security Monitoring Service	1,409	3,965	2,556	64%	44,870	43,618	(1,252)	(3%)	47,584	2,713	6%
Access Card Keys	2,072	17	(2,055)	(>999%)	677	189	(488)	(259%)	206	(471)	(229%)
Security and Patrols	17,442	12,903	(4,539)	(35%)	147,464	141,930	(5,534)	(4%)	154,833	7,369	5%
TOTAL Security and Patrols	20,923	16,885	(4,038)	(24%)	193,011	185,737	(7,274)	(4%)	202,623	9,611	5%
Exterminating											
Exterminating	113	41	(72)	(177%)	368	447	79	18%	488	120	25%
TOTAL Exterminating	113	41	(72)	(177%)	368	447	79	18%	488	120	25%
Taxes & Insurance											
Income Taxes	0	195	195	100%	2,341	2,146	(195)	(9%)	2,341	0	0%
Real Property	0	0	0	0%	1,661	1,661	0	0%	1,661	0	0%
TOTAL Taxes & Insurance	0	195	195	100%	4,002	3,807	(195)	(5%)	4,002	0	0%
Telephone											
Cable TV	33	12	(21)	(169%)	873	135	(738)	(546%)	147	(725)	(492%)
Telephone	676	492	(184)	(37%)	5,999	5,412	(587)	(11%)	5,904	(95)	(2%)
TOTAL Telephone	709	504	(205)	(41%)	6,871	5,547	(1,324)	(24%)	6,051	(820)	(14%)
Water and Wastewater											
Water and Wastewater	302	879	577	66%	11,229	9,669	(1,560)	(16%)	10,548	(681)	(6%)

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TOTAL Water and Wastewater	302	879	577	66%	11,229	9,669	(1,560)	(16%)	10,548	(681)	(6%)
TOTAL Direct Operating Expenses	33,810	34,595	785	2%	394,444	400,177	5,733	1%	435,008	40,564	9%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	1,500	1,500	100%	1,500	1,500	100%
Legal Fees	722	622	(100)	(16%)	5,469	6,839	1,370	20%	7,461	1,992	27%
Professional Fees	0	204	204	100%	2,332	2,243	(89)	(4%)	2,447	115	5%
Doc Prep Filing	0	20	20	100%	127	220	93	42%	240	113	47%
TOTAL Professional Fees	722	846	124	15%	7,928	10,803	2,874	27%	11,648	3,720	32%
Bad Debts											
Bad Debts	155	0	(155)	(100%)	3,065	0	(3,065)	(100%)	0	(3,065)	0%
TOTAL Bad Debts	155	0	(155)	(100%)	3,065	0	(3,065)	(100%)	0	(3,065)	0%
Collection Expense											
Collection Expense	257	0	(257)	(100%)	409	0	(409)	(100%)	0	(409)	0%
TOTAL Collection Expense	257	0	(257)	(100%)	409	0	(409)	(100%)	0	(409)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	175	0	(175)	(100%)	225	50	22%
Board Activities/Mtgs.	0	5	5	100%	404	52	(351)	(671%)	57	(347)	(607%)
Social Events	0	0	0	0%	3,532	8,601	5,068	59%	8,601	5,068	59%
TOTAL Homeowner Activities	0	5	5	100%	4,111	8,653	4,542	52%	8,883	4,772	54%
Association Communications											
Website	0	504	504	100%	5,614	5,548	(66)	(1%)	6,052	438	7%
TOTAL Association Communications	0	504	504	100%	5,614	5,548	(66)	(1%)	6,052	438	7%
Insurance and Taxes											
Directors and Officers	0	118	118	100%	1,421	1,303	(118)	(9%)	1,421	0	0%
General, Property & Liability	0	576	576	100%	6,909	6,333	(576)	(9%)	6,909	0	0%
Umbrella	0	42	42	100%	1,445	458	(987)	(215%)	500	(945)	(189%)
TOTAL Insurance and Taxes	0	736	736	100%	9,775	8,094	(1,681)	(21%)	8,830	(945)	(11%)
Management Fees											
Other	0	23	23	100%	3	253	250	99%	276	273	99%
Contract	600	2,000	1,400	70%	18,280	22,000	3,720	17%	24,000	5,720	24%
TOTAL Management Fees	600	2,023	1,423	70%	18,283	22,253	3,970	18%	24,276	5,993	25%

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Administration Expenses											
Administration	328	0	(328)	(100%)	656	0	(656)	(100%)	0	(656)	0%
Computer Software Subscription	0	23	23	100%	105	257	152	59%	280	175	63%
Internet Access	394	449	55	12%	3,563	4,943	1,379	28%	5,392	1,828	34%
Computer Software Expense	0	8	8	100%	372	92	(280)	(305%)	100	(272)	(272%)
Miscellaneous	13	0	(13)	(100%)	1,455	0	(1,455)	(100%)	0	(1,455)	0%
Office Supplies	115	57	(58)	(102%)	765	625	(140)	(22%)	682	(83)	(12%)
Postage	21	120	99	82%	1,586	1,318	(269)	(20%)	1,437	(149)	(10%)
Printing and Copying	0	48	48	100%	801	524	(277)	(53%)	571	(230)	(40%)
Storage	0	50	50	100%	400	550	150	27%	600	200	33%
TOTAL Administration Expenses	870	755	(115)	(15%)	9,703	8,307	(1,396)	(17%)	9,062	(641)	(7%)
Compensation											
Compensation	12,330	0	(12,330)	(100%)	12,330	0	(12,330)	(100%)	0	(12,330)	0%
TOTAL Compensation	12,330	0	(12,330)	(100%)	12,330	0	(12,330)	(100%)	0	(12,330)	0%
TOTAL General and Administrative Expenses	14,934	4,869	(10,065)	(207%)	71,218	63,658	(7,561)	(12%)	68,751	(2,467)	(4%)
TOTAL Operating Expenses	48,744	39,463	(9,280)	(24%)	465,663	463,835	(1,828)	0%	503,759	38,097	8%
TOTAL Expenses	48,744	39,463	(9,280)	(24%)	465,663	463,835	(1,828)	0%	503,759	38,097	8%
NET SURPLUS (DEFICIT)	(5,214)	5,142	(10,356)	(201%)	(6,037)	(4,617)	(1,420)	31%	64	6,101	>999%

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