

# 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 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	47,827	47,828	(1)	0%	95,656	95,657	(1)	0%	573,940	478,284	83%
<b>TOTAL Regular Assessments</b>	47,827	47,828	(1)	0%	95,656	95,657	(1)	0%	573,940	478,284	83%
Working Capital Assessment	800	600	200	33%	1,200	1,200	0	0%	7,200	6,000	83%
<b>Assessment Allocation</b>											
Assessment Allocation	(6,947)	(6,835)	(112)	2%	(13,782)	(13,671)	(112)	1%	(82,024)	(68,242)	83%
<b>TOTAL Assessment Allocation</b>	(6,947)	(6,835)	(112)	2%	(13,782)	(13,671)	(112)	1%	(82,024)	(68,242)	83%
<b>TOTAL Assessments</b>	41,680	41,593	87	0%	83,073	83,186	(113)	0%	499,116	416,043	83%
<b>Other Income</b>											
Damage Reimbursements	2,150	0	2,150	100%	5,150	0	5,150	100%	0	(5,150)	0%
Access Devices	0	0	0	0%	0	100	(100)	(100%)	600	600	100%
Penalties and Interest	75	0	75	100%	100	0	100	100%	0	(100)	0%
Architectural Review Fees	2,000	0	2,000	100%	2,750	500	2,250	450%	3,000	250	8%
Fines	25	0	25	100%	25	0	25	100%	0	(25)	0%
Interest Income	551	75	476	635%	551	150	401	267%	900	349	39%
RFID Income	1,035	0	1,035	100%	2,205	0	2,205	100%	0	(2,205)	0%
<b>TOTAL Other Income</b>	5,836	75	5,761	>999%	10,781	750	10,031	>999%	4,500	(6,281)	(140%)
<b>TOTAL Revenues</b>	47,516	41,668	5,848	14%	93,854	83,936	9,918	12%	503,616	409,762	81%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
General	876	397	(479)	(121%)	1,282	792	(490)	(62%)	5,329	4,047	76%
<b>TOTAL Electricity</b>	876	397	(479)	(121%)	1,282	792	(490)	(62%)	5,329	4,047	76%
<b>Landscape Maintenance</b>											
Lot Mow	0	225	225	100%	0	225	225	100%	900	900	100%
Landscape Service Contract	7,246	7,608	362	5%	14,492	15,217	725	5%	91,301	76,808	84%
Projects	0	0	0	0%	0	0	0	0%	20,000	20,000	100%
Irrigation	518	593	75	13%	1,092	1,022	(70)	(7%)	8,658	7,565	87%
<b>TOTAL Landscape Maintenance</b>	7,764	8,426	662	8%	15,584	16,463	879	5%	120,858	105,274	87%
<b>Repairs and Maintenance Lodge</b>											
Repair Maintenance	0	0	0	0%	0	0	0	0%	809	809	100%

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Inspections	0	0	0	0%	11	0	(11)	(100%)	875	864	99%
Entr. Gates/Guardhouse	30	2,340	2,309	99%	263	4,679	4,417	94%	28,076	27,814	99%
Flags and Flagpoles(s)	0	90	90	100%	0	180	180	100%	1,080	1,080	100%
General	0	0	0	0%	0	0	0	0%	520	520	100%
Janitorial	0	130	130	100%	0	261	261	100%	1,564	1,564	100%
Supplies/Cleaning	0	345	345	100%	0	691	691	100%	4,145	4,145	100%
Lights and Electrical	760	150	(610)	(407%)	760	300	(460)	(153%)	1,800	1,040	58%
Signage	533	500	(33)	(7%)	533	500	(33)	(7%)	1,000	467	47%
Streets	0	0	0	0%	0	10,000	10,000	100%	40,000	40,000	100%
Fences	0	50	50	100%	0	100	100	100%	600	600	100%
<b>TOTAL Repairs and Maintenance</b>	<b>1,323</b>	<b>3,605</b>	<b>2,283</b>	<b>63%</b>	<b>1,566</b>	<b>16,711</b>	<b>15,145</b>	<b>91%</b>	<b>80,469</b>	<b>78,903</b>	<b>98%</b>
<b>Lodge</b>											
<b>Security and Patrols</b>											
Security Monitoring Service	1,497	1,410	(87)	(6%)	2,906	2,820	(86)	(3%)	16,807	13,901	83%
Access Card Keys	697	0	(697)	(100%)	1,078	500	(578)	(116%)	1,500	422	28%
Security and Patrols	12,519	13,500	981	7%	26,751	27,000	249	1%	162,000	135,249	83%
<b>TOTAL Security and Patrols</b>	<b>14,714</b>	<b>14,910</b>	<b>196</b>	<b>1%</b>	<b>30,735</b>	<b>30,320</b>	<b>(415)</b>	<b>(1%)</b>	<b>180,307</b>	<b>149,572</b>	<b>83%</b>
<b>Exterminating</b>											
Exterminating	0	0	0	0%	0	0	0	0%	488	488	100%
<b>TOTAL Exterminating</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>488</b>	<b>488</b>	<b>100%</b>
<b>Taxes &amp; Insurance</b>											
Real Property	0	0	0	0%	0	1,661	1,661	100%	1,661	1,661	100%
State	0	0	0	0%	0	0	0	0%	2,341	2,341	100%
<b>TOTAL Taxes &amp; Insurance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>1,661</b>	<b>1,661</b>	<b>100%</b>	<b>4,002</b>	<b>4,002</b>	<b>100%</b>
<b>Telephone</b>											
Cable TV	33	0	(33)	(100%)	66	0	(66)	(100%)	147	81	55%
Telephone	584	400	(184)	(46%)	1,163	800	(363)	(45%)	4,800	3,637	76%
<b>TOTAL Telephone</b>	<b>617</b>	<b>400</b>	<b>(217)</b>	<b>(54%)</b>	<b>1,229</b>	<b>800</b>	<b>(429)</b>	<b>(54%)</b>	<b>4,947</b>	<b>3,718</b>	<b>75%</b>
<b>Water and Wastewater</b>											
Water and Wastewater	107	175	68	39%	253	350	97	28%	11,675	11,422	98%
<b>TOTAL Water and Wastewater</b>	<b>107</b>	<b>175</b>	<b>68</b>	<b>39%</b>	<b>253</b>	<b>350</b>	<b>97</b>	<b>28%</b>	<b>11,675</b>	<b>11,422</b>	<b>98%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>25,401</b>	<b>27,913</b>	<b>2,513</b>	<b>9%</b>	<b>50,651</b>	<b>67,097</b>	<b>16,447</b>	<b>25%</b>	<b>408,075</b>	<b>357,425</b>	<b>88%</b>
<b>General and Administrative Expenses</b>											

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<b>Professional Fees</b>											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	389	550	161	29%	2,131	1,100	(1,031)	(94%)	6,600	4,469	68%
Professional Fees	50	500	450	90%	50	500	450	90%	2,000	1,950	98%
Doc Prep Filing	0	0	0	0%	0	0	0	0%	240	240	100%
<b>TOTAL Professional Fees</b>	439	1,050	611	58%	2,181	1,600	(581)	(36%)	12,340	10,159	82%
<b>Homeowner Activities</b>											
Annual Meeting	0	250	250	100%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	0	0	0%	0	0	0	0%	57	57	100%
Social Events	0	2,200	2,200	100%	0	2,200	2,200	100%	8,800	8,800	100%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
<b>TOTAL Homeowner Activities</b>	0	2,450	2,450	100%	0	2,450	2,450	100%	14,357	14,357	100%
<b>Association Communications</b>											
Website	79	0	(79)	(100%)	79	0	(79)	(100%)	1,000	921	92%
<b>TOTAL Association Communications</b>	79	0	(79)	(100%)	79	0	(79)	(100%)	1,000	921	92%
<b>Insurance and Taxes</b>											
Directors and Officers	124	118	(6)	(5%)	124	237	113	48%	1,421	1,297	91%
General, Property & Liability	385	625	240	38%	385	1,250	865	69%	7,500	7,115	95%
Umbrella	0	42	42	100%	0	83	83	100%	500	500	100%
<b>TOTAL Insurance and Taxes</b>	509	785	276	35%	509	1,570	1,061	68%	9,421	8,912	95%
<b>Management Fees</b>											
Other	3,020	0	(3,020)	(100%)	6,040	0	(6,040)	(100%)	276	(5,764)	(>999%)
Contract	1,080	4,166	3,086	74%	2,160	8,332	6,172	74%	49,992	47,832	96%
<b>TOTAL Management Fees</b>	4,100	4,166	66	2%	8,200	8,332	132	2%	50,268	42,068	84%
<b>Administration Expenses</b>											
Computer Software Subscription	0	35	35	100%	0	70	70	100%	420	420	100%
Internet Access	358	587	229	39%	714	897	183	20%	5,912	5,198	88%
Office Supplies	30	50	20	40%	47	100	53	53%	682	635	93%
Postage	94	650	556	86%	94	650	556	86%	1,471	1,377	94%
Printing and Copying	288	250	(38)	(15%)	1,067	250	(817)	(327%)	570	(497)	(87%)
Storage	0	50	50	100%	0	100	100	100%	600	600	100%
<b>TOTAL Administration Expenses</b>	769	1,622	853	53%	1,921	2,067	146	7%	9,655	7,733	80%
<b>TOTAL General and Administrative Expenses</b>	5,896	10,073	4,177	41%	12,890	16,019	3,129	20%	97,040	84,151	87%

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<b>Administrative Expenses</b>											
<b>TOTAL Operating Expenses</b>	31,297	37,987	6,690	18%	63,541	83,117	19,576	24%	505,116	441,575	87%
<b>TOTAL Expenses</b>	31,297	37,987	6,690	18%	63,541	83,117	19,576	24%	505,116	441,575	87%
<b>NET SURPLUS (DEFICIT)</b>	16,219	3,681	12,538	341%	30,314	819	29,494	>999%	(1,500)	(31,814)	>999%

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