

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 06/30/2020				YTD 06/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	47,833	47,828	4	0%	286,970	286,970	0	0%	573,940	286,970	50%
TOTAL Regular Assessments	47,833	47,828	4	0%	286,970	286,970	0	0%	573,940	286,970	50%
Working Capital Assessment	1,200	600	600	100%	4,400	3,600	800	22%	7,200	2,800	39%
Assessment Allocation											
Assessment Allocation	(6,835)	(6,835)	0	0%	(41,012)	(41,012)	0	0%	(82,024)	(41,012)	50%
TOTAL Assessment Allocation	(6,835)	(6,835)	0	0%	(41,012)	(41,012)	0	0%	(82,024)	(41,012)	50%
TOTAL Assessments	42,197	41,593	604	1%	250,358	249,558	800	0%	499,116	248,758	50%
Other Income											
Legal Fees	0	0	0	0%	30	0	30	100%	0	(30)	0%
Damage Reimbursements	0	0	0	0%	10,925	0	10,925	100%	0	(10,925)	0%
Access Devices	0	0	0	0%	0	300	(300)	(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%)	4,050	1,500	2,550	170%	3,000	(1,050)	(35%)
Fines	0	0	0	0%	825	0	825	100%	0	(825)	0%
Interest Income	14	75	(62)	(82%)	1,290	450	840	187%	900	(390)	(43%)
RFID Income	45	0	45	100%	4,300	0	4,300	100%	0	(4,300)	0%
TOTAL Other Income	59	575	(517)	(90%)	21,570	2,250	19,320	859%	4,500	(17,070)	(379%)
TOTAL Revenues	42,256	42,168	88	0%	271,928	251,808	20,120	8%	503,616	231,688	46%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	398	450	52	12%	3,069	2,629	(440)	(17%)	5,329	2,260	42%
TOTAL Electricity	398	450	52	12%	3,069	2,629	(440)	(17%)	5,329	2,260	42%
Landscape Maintenance											
Lot Mow	0	0	0	0%	0	450	450	100%	900	900	100%
Landscape Service Contract	7,246	7,608	362	5%	43,476	45,650	2,174	5%	91,301	47,824	52%
Projects	0	5,000	5,000	100%	20,401	17,000	(3,401)	(20%)	20,000	(401)	(2%)
Irrigation	0	750	750	100%	3,595	4,158	562	14%	8,658	5,062	58%
TOTAL Landscape Maintenance	7,246	13,358	6,112	46%	67,472	67,258	(215)	0%	120,858	53,386	44%
Repairs and Maintenance Lodge											

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Repair Maintenance	83	0	(83)	(100%)	83	144	61	43%	809	726	90%
Inspections	0	140	140	100%	11	280	269	96%	875	864	99%
Entr. Gates/Guardhouse	168	2,340	2,171	93%	5,270	14,038	8,768	62%	28,076	22,806	81%
Flags and Flagpoles(s)	481	90	(391)	(435%)	481	540	59	11%	1,080	599	55%
General	0	65	65	100%	41	130	89	68%	520	479	92%
Janitorial	0	130	130	100%	0	782	782	100%	1,564	1,564	100%
Supplies/Cleaning	0	345	345	100%	0	2,072	2,072	100%	4,145	4,145	100%
Lights and Electrical	0	150	150	100%	760	900	140	16%	1,800	1,040	58%
Signage	0	0	0	0%	711	500	(211)	(42%)	1,000	289	29%
Streets	0	10,000	10,000	100%	15,000	30,000	15,000	50%	40,000	25,000	63%
Fences	0	50	50	100%	0	300	300	100%	600	600	100%
TOTAL Repairs and Maintenance	732	13,310	12,578	94%	22,357	49,687	27,330	55%	80,469	58,112	72%
Lodge											
Security and Patrols											
Security Monitoring Service	1,409	1,354	(55)	(4%)	8,543	8,347	(196)	(2%)	16,807	8,264	49%
Access Card Keys	0	0	0	0%	1,820	1,000	(820)	(82%)	1,500	(320)	(21%)
Security and Patrols	13,000	13,500	500	4%	79,312	81,000	1,688	2%	162,000	82,688	51%
TOTAL Security and Patrols	14,409	14,854	445	3%	89,675	90,347	673	1%	180,307	90,633	50%
Exterminating											
Exterminating	0	0	0	0%	113	258	145	56%	488	375	77%
TOTAL Exterminating	0	0	0	0%	113	258	145	56%	488	375	77%
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	43	0	(43)	(100%)	319	147	(172)	(117%)	147	(172)	(117%)
Telephone	1,036	400	(636)	(159%)	4,937	2,400	(2,537)	(106%)	4,800	(137)	(3%)
TOTAL Telephone	1,079	400	(679)	(170%)	5,257	2,547	(2,709)	(106%)	4,947	(309)	(6%)
Water and Wastewater											
Water and Wastewater	1,238	1,500	262	17%	2,768	3,575	807	23%	11,675	8,907	76%
TOTAL Water and Wastewater	1,238	1,500	262	17%	2,768	3,575	807	23%	11,675	8,907	76%
TOTAL Direct Operating Expenses	25,102	43,873	18,770	43%	192,481	220,302	27,822	13%	408,075	215,595	53%
General and Administrative											
FINANCES											

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Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	7	550	543	99%	5,729	3,300	(2,429)	(74%)	6,600	871	13%
Professional Fees	27	500	473	95%	77	1,000	923	92%	2,000	1,923	96%
Doc Prep Filing	0	30	30	100%	0	60	60	100%	240	240	100%
TOTAL Professional Fees	34	1,080	1,046	97%	5,806	4,360	(1,446)	(33%)	12,340	6,534	53%
Bad Debts											
Bad Debts	700	0	(700)	(100%)	799	0	(799)	(100%)	0	(799)	0%
TOTAL Bad Debts	700	0	(700)	(100%)	799	0	(799)	(100%)	0	(799)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	0	0	0%	0	57	57	100%	57	57	100%
Homeowner Activities	935	0	(935)	(100%)	935	0	(935)	(100%)	0	(935)	0%
Social Events	0	2,200	2,200	100%	1,879	4,400	2,521	57%	8,800	6,921	79%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
TOTAL Homeowner Activities	935	2,200	1,265	57%	2,814	4,707	1,893	40%	14,357	11,543	80%
Association Communications											
Website	40	0	(40)	(100%)	241	1,000	759	76%	1,000	759	76%
TOTAL Association Communications	40	0	(40)	(100%)	241	1,000	759	76%	1,000	759	76%
Insurance and Taxes											
Directors and Officers	124	118	(6)	(5%)	620	711	91	13%	1,421	801	56%
General, Property & Liability	385	625	240	38%	1,924	3,750	1,826	49%	7,500	5,576	74%
Worker's Compensation	28	0	(28)	(100%)	83	0	(83)	(100%)	0	(83)	0%
Umbrella	0	42	42	100%	0	250	250	100%	500	500	100%
TOTAL Insurance and Taxes	536	785	249	32%	2,626	4,711	2,084	44%	9,421	6,795	72%
Management Fees											
Other	3,910	0	(3,910)	(100%)	18,120	126	(17,994)	(>999%)	276	(17,844)	(>999%)
Contract	1,080	4,166	3,086	74%	6,480	24,996	18,516	74%	49,992	43,512	87%
TOTAL Management Fees	4,990	4,166	(824)	(20%)	24,600	25,122	522	2%	50,268	25,668	51%
Administration Expenses											
Computer Software Subscription	0	35	35	100%	109	210	101	48%	420	311	74%
Internet Access	491	490	(1)	0%	2,408	2,972	564	19%	5,912	3,504	59%
Miscellaneous	166	0	(166)	(100%)	653	0	(653)	(100%)	0	(653)	0%

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Office Supplies	364	0	(364)	(100%)	1,001	382	(619)	(162%)	682	(319)	(47%)
Postage	3	100	97	97%	515	871	355	41%	1,471	955	65%
Printing and Copying	179	40	(139)	(347%)	1,444	330	(1,114)	(337%)	570	(874)	(153%)
Storage	0	50	50	100%	0	300	300	100%	600	600	100%
TOTAL Administration Expenses	1,202	715	(487)	(68%)	6,129	5,065	(1,064)	(21%)	9,655	3,526	37%
TOTAL General and Administrative Expenses	8,438	8,946	508	6%	43,015	44,964	1,949	4%	97,040	54,025	56%
TOTAL Operating Expenses	33,540	52,819	19,279	36%	235,496	265,266	29,770	11%	505,116	269,620	53%
TOTAL Expenses	33,540	52,819	19,279	36%	235,496	265,266	29,770	11%	505,116	269,620	53%
NET SURPLUS (DEFICIT)	8,716	(10,651)	19,367	(182%)	36,432	(13,459)	49,891	(371%)	(1,500)	(37,932)	>999%