

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 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	49,011	47,828	1,182	2%	479,466	478,283	1,182	0%	573,940	94,474	16%
TOTAL Regular Assessments	49,011	47,828	1,182	2%	479,466	478,283	1,182	0%	573,940	94,474	16%
Commercial Assessments											
POA Contribution	4,000	0	4,000	100%	4,000	0	4,000	100%	0	(4,000)	0%
TOTAL Commercial Assessments	4,000	0	4,000	100%	4,000	0	4,000	100%	0	(4,000)	0%
Other Assessments											
Working Capital Assessment	1,600	600	1,000	167%	10,600	6,000	4,600	77%	7,200	(3,400)	(47%)
TOTAL Other Assessments	1,600	600	1,000	167%	10,600	6,000	4,600	77%	7,200	(3,400)	(47%)
Assessment Allocation											
Assessment Allocation	(6,835)	(6,835)	0	0%	(68,353)	(68,353)	0	0%	(82,024)	(13,671)	17%
TOTAL Assessment Allocation	(6,835)	(6,835)	0	0%	(68,353)	(68,353)	0	0%	(82,024)	(13,671)	17%
TOTAL Assessments	47,775	41,593	6,182	15%	425,712	415,930	9,782	2%	499,116	73,404	15%
Other Income											
Legal Fees	0	0	0	0%	30	0	30	100%	0	(30)	0%
Damage Reimbursements	0	0	0	0%	24,185	0	24,185	100%	0	(24,185)	0%
Access Devices	0	0	0	0%	0	500	(500)	(100%)	600	600	100%
Prior Year Activity	473	0	473	100%	473	0	473	100%	0	(473)	0%
Penalties and Interest	0	0	0	0%	175	0	175	100%	0	(175)	0%
Architectural Review Fees	0	500	(500)	(100%)	5,725	2,500	3,225	129%	3,000	(2,725)	(91%)
Fines	176	0	176	100%	1,001	0	1,001	100%	0	(1,001)	0%
Interest Income	264	75	189	252%	2,628	750	1,878	250%	900	(1,728)	(192%)
RFID Income	1,350	0	1,350	100%	8,165	0	8,165	100%	0	(8,165)	0%
TOTAL Other Income	2,263	575	1,688	294%	42,382	3,750	38,632	>999%	4,500	(37,882)	(842%)
TOTAL Revenues	50,038	42,168	7,870	19%	468,095	419,680	48,415	12%	503,616	35,521	7%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
General	365	450	85	19%	4,584	4,429	(155)	(4%)	5,329	745	14%
TOTAL Electricity	365	450	85	19%	4,584	4,429	(155)	(4%)	5,329	745	14%
Landscape Maintenance											

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Lot Mow	76	225	149	66%	76	900	824	92%	900	824	92%
Landscape Service Contract	7,246	7,608	362	5%	72,461	76,084	3,623	5%	91,301	18,840	21%
Landscape - General	3,545	0	(3,545)	(100%)	3,545	0	(3,545)	(100%)	0	(3,545)	0%
Projects	0	0	0	0%	22,009	20,000	(2,009)	(10%)	20,000	(2,009)	(10%)
Irrigation	716	750	34	4%	6,678	7,158	479	7%	8,658	1,979	23%
TOTAL Landscape Maintenance	11,583	8,583	(3,000)	(35%)	104,769	104,141	(627)	(1%)	120,858	16,089	13%
Repairs and Maintenance Lodge											
Repair Maintenance	0	0	0	0%	263	809	546	68%	809	546	68%
Inspections	0	140	140	100%	482	875	393	45%	875	393	45%
Entr. Gates/Guardhouse	4,800	2,340	(2,460)	(105%)	11,600	23,397	11,797	50%	28,076	16,477	59%
Flags and Flagpoles(s)	0	90	90	100%	481	900	419	47%	1,080	599	55%
General	0	65	65	100%	41	390	349	89%	520	479	92%
Janitorial	0	130	130	100%	0	1,304	1,304	100%	1,564	1,564	100%
Supplies/Cleaning	0	345	345	100%	0	3,454	3,454	100%	4,145	4,145	100%
Lights and Electrical	0	150	150	100%	760	1,500	740	49%	1,800	1,040	58%
Signage	0	0	0	0%	1,418	1,000	(418)	(42%)	1,000	(418)	(42%)
Streets	0	0	0	0%	25,180	40,000	14,820	37%	40,000	14,820	37%
Fences	0	50	50	100%	0	500	500	100%	600	600	100%
TOTAL Repairs and Maintenance Lodge	4,800	3,310	(1,490)	(45%)	40,225	74,128	33,904	46%	80,469	40,245	50%
Security and Patrols											
Security Monitoring Service	1,409	1,410	1	0%	14,179	13,987	(192)	(1%)	16,807	2,628	16%
Access Card Keys	1,565	0	(1,565)	(100%)	3,561	1,500	(2,061)	(137%)	1,500	(2,061)	(137%)
Security and Patrols	14,437	13,500	(937)	(7%)	135,784	135,000	(784)	(1%)	162,000	26,216	16%
TOTAL Security and Patrols	17,411	14,910	(2,501)	(17%)	153,524	150,487	(3,037)	(2%)	180,307	26,783	15%
Exterminating											
Exterminating	0	0	0	0%	338	373	35	9%	488	150	31%
TOTAL Exterminating	0	0	0	0%	338	373	35	9%	488	150	31%
Taxes & Insurance											
Income Taxes	0	0	0	0%	3,579	2,341	(1,238)	(53%)	2,341	(1,238)	(53%)
Real Property	0	0	0	0%	1,771	1,661	(110)	(7%)	1,661	(110)	(7%)
TOTAL Taxes & Insurance	0	0	0	0%	5,350	4,002	(1,348)	(34%)	4,002	(1,348)	(34%)
Telephone											
Cable TV	0	0	0	0%	344	147	(197)	(134%)	147	(197)	(134%)

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Telephone	947	400	(547)	(137%)	9,460	4,000	(5,460)	(137%)	4,800	(4,660)	(97%)
TOTAL Telephone	947	400	(547)	(137%)	9,804	4,147	(5,657)	(136%)	4,947	(4,857)	(98%)
Water and Wastewater											
Water and Wastewater	518	1,500	982	65%	7,062	9,675	2,613	27%	11,675	4,613	40%
TOTAL Water and Wastewater	518	1,500	982	65%	7,062	9,675	2,613	27%	11,675	4,613	40%
TOTAL Direct Operating Expenses	35,624	29,154	(6,470)	(22%)	325,656	351,383	25,727	7%	408,075	82,420	20%
General and Administrative Expenses											
Professional Fees											
Auditing	(150)	0	150	100%	(150)	0	150	100%	3,500	3,650	104%
Legal Fees	0	550	550	100%	7,846	5,500	(2,346)	(43%)	6,600	(1,246)	(19%)
Professional Fees	600	500	(100)	(20%)	1,006	2,000	994	50%	2,000	994	50%
Doc Prep Filing	0	30	30	100%	0	180	180	100%	240	240	100%
TOTAL Professional Fees	450	1,080	630	58%	8,702	7,680	(1,022)	(13%)	12,340	3,638	29%
Bad Debts											
Bad Debts	100	0	(100)	(100%)	900	0	(900)	(100%)	0	(900)	0%
TOTAL Bad Debts	100	0	(100)	(100%)	900	0	(900)	(100%)	0	(900)	0%
Collection Expense											
Collection Expense	378	0	(378)	(100%)	1,134	0	(1,134)	(100%)	0	(1,134)	0%
TOTAL Collection Expense	378	0	(378)	(100%)	1,134	0	(1,134)	(100%)	0	(1,134)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	0	250	250	100%	500	500	100%
Board Activities/Mtgs.	0	0	0	0%	423	57	(366)	(641%)	57	(366)	(641%)
Homeowner Activities	16	0	(16)	(100%)	1,612	0	(1,612)	(100%)	0	(1,612)	0%
Social Events	0	2,200	2,200	100%	1,879	8,800	6,921	79%	8,800	6,921	79%
Holiday Decorations	0	5,000	5,000	100%	0	5,000	5,000	100%	5,000	5,000	100%
TOTAL Homeowner Activities	16	7,200	7,184	100%	3,914	14,107	10,193	72%	14,357	10,443	73%
Association Communications											
Website	40	0	(40)	(100%)	402	1,000	598	60%	1,000	598	60%
TOTAL Association Communications	40	0	(40)	(100%)	402	1,000	598	60%	1,000	598	60%
Insurance and Taxes											
Directors and Officers	124	118	(6)	(5%)	1,116	1,184	68	6%	1,421	305	21%
General, Property & Liability	385	625	240	38%	3,463	6,250	2,787	45%	7,500	4,037	54%

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Worker's Compensation	28	0	(28)	(100%)	193	0	(193)	(100%)	0	(193)	0%
Umbrella	83	42	(41)	(98%)	83	417	334	80%	500	417	83%
TOTAL Insurance and Taxes	619	785	166	21%	4,854	7,851	2,997	38%	9,421	4,567	48%
Management Fees											
Other	(9,060)	0	9,060	100%	18,120	226	(17,894)	(>999%)	276	(17,844)	(>999%)
Contract	1,080	4,166	3,086	74%	10,800	41,660	30,860	74%	49,992	39,192	78%
TOTAL Management Fees	(7,980)	4,166	12,146	292%	28,920	41,886	12,966	31%	50,268	21,348	42%
Administration Expenses											
Computer Software Subscription	0	35	35	100%	109	350	241	69%	420	311	74%
Internet Access	140	490	350	71%	3,348	4,932	1,584	32%	5,912	2,564	43%
Miscellaneous	150	0	(150)	(100%)	1,312	0	(1,312)	(100%)	0	(1,312)	0%
Office Supplies	32	150	118	79%	1,345	682	(663)	(97%)	682	(663)	(97%)
Postage	0	100	100	100%	770	1,271	501	39%	1,471	701	48%
Printing and Copying	0	40	40	100%	1,265	490	(775)	(158%)	570	(695)	(122%)
Storage	0	50	50	100%	0	500	500	100%	600	600	100%
TOTAL Administration Expenses	321	865	544	63%	8,148	8,225	76	1%	9,655	1,506	16%
Compensation											
Compensation	6,159	0	(6,159)	(100%)	10,186	0	(10,186)	(100%)	0	(10,186)	0%
TOTAL Compensation	6,159	0	(6,159)	(100%)	10,186	0	(10,186)	(100%)	0	(10,186)	0%
TOTAL General and Administrative Expenses	103	14,096	13,993	99%	67,160	80,748	13,588	17%	97,040	29,880	31%
TOTAL Operating Expenses	35,728	43,250	7,522	17%	392,816	432,131	39,316	9%	505,116	112,300	22%
TOTAL Expenses	35,728	43,250	7,522	17%	392,816	432,131	39,316	9%	505,116	112,300	22%
NET SURPLUS (DEFICIT)	14,311	(1,082)	15,393	(>999%)	75,279	(12,451)	87,730	(705%)	(1,500)	(76,779)	>999%

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