

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 06/30/2021				YTD 06/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	287,680	287,680	0	0%	575,360	287,680	50%
TOTAL Regular Assessments	47,947	47,947	0	0%	287,680	287,680	0	0%	575,360	287,680	50%
Other Assessments											
Working Capital Assessment	600	600	0	0%	4,600	3,600	1,000	28%	7,200	2,600	36%
TOTAL Other Assessments	600	600	0	0%	4,600	3,600	1,000	28%	7,200	2,600	36%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(26,706)	(26,706)	0	0%	(53,414)	(26,708)	50%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(26,706)	(26,706)	0	0%	(53,414)	(26,708)	50%
Other Income											
Damage Reimbursements	1,108	2,000	(892)	(45%)	1,458	12,000	(10,542)	(88%)	24,000	22,542	94%
Penalties and Interest	(224)	0	(224)	(100%)	1,401	0	1,401	100%	0	(1,401)	0%
POA Contribution	1,250	1,250	0	0%	7,500	7,500	0	0%	15,000	7,500	50%
Architectural Review Fees	4,050	250	3,800	>999%	11,350	1,500	9,850	657%	3,000	(8,350)	(278%)
Compliance Fees	5,000	0	5,000	100%	18,000	0	18,000	100%	0	(18,000)	0%
Interest Income	0	250	(250)	(100%)	0	1,500	(1,500)	(100%)	3,000	3,000	100%
RFID Income	690	420	270	64%	6,416	2,520	3,896	155%	5,040	(1,376)	(27%)
TOTAL Other Income	11,874	4,170	7,704	185%	46,125	25,020	21,105	84%	50,040	3,915	8%
TOTAL Revenues	55,969	48,266	7,704	16%	311,699	289,594	22,105	8%	579,186	267,487	46%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	344	600	256	43%	2,254	2,475	221	9%	5,375	3,121	58%
TOTAL Electricity	344	600	256	43%	2,254	2,475	221	9%	5,375	3,121	58%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	45,650	45,654	4	0%	91,308	45,658	50%
Projects	0	2,292	2,292	100%	2,739	22,292	19,553	88%	32,292	29,553	92%
Irrigation Repairs	1,305	950	(355)	(37%)	7,920	4,175	(3,745)	(90%)	8,925	1,005	11%
TOTAL Landscape Maintenance	8,913	10,851	1,938	18%	56,309	72,121	15,812	22%	132,525	76,216	58%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	750	5,000	4,250	85%	15,149	20,000	4,851	24%	30,000	14,851	50%
Fences	0	200	200	100%	789	600	(189)	(32%)	800	11	1%

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Flags and Flagpoles(s)	0	200	200	100%	146	600	454	76%	1,000	854	85%
Janitorial	0	135	135	100%	0	810	810	100%	1,620	1,620	100%
Lights and Electrical	0	300	300	100%	0	900	900	100%	1,800	1,800	100%
Signage	0	0	0	0%	190	1,000	810	81%	1,000	810	81%
Streets	0	0	0	0%	0	20,000	20,000	100%	40,000	40,000	100%
Supplies/Cleaning	0	345	345	100%	(11)	2,070	2,081	101%	4,140	4,151	100%
TOTAL Repairs and Maintenance	750	6,180	5,430	88%	16,263	45,980	29,717	65%	80,360	64,097	80%
Lodge											
Security and Patrols											
Access Card Keys	0	125	125	100%	4,311	750	(3,561)	(475%)	1,500	(2,811)	(187%)
Security and Patrols	14,062	14,000	(62)	0%	82,929	84,000	1,071	1%	170,000	87,071	51%
Security Monitoring Service	1,409	1,410	1	0%	8,455	8,460	5	0%	16,920	8,465	50%
TOTAL Security and Patrols	15,471	15,535	64	0%	95,695	93,210	(2,485)	(3%)	188,420	92,725	49%
Exterminating											
Exterminating	0	0	0	0%	113	240	127	53%	480	367	77%
TOTAL Exterminating	0	0	0	0%	113	240	127	53%	480	367	77%
Taxes & Insurance											
Income Taxes	0	3,600	3,600	100%	0	3,600	3,600	100%	3,600	3,600	100%
Real Property	0	0	0	0%	0	1,800	1,800	100%	1,800	1,800	100%
TOTAL Taxes & Insurance	0	3,600	3,600	100%	0	5,400	5,400	100%	5,400	5,400	100%
Telephone											
Telephone	1,274	945	(329)	(35%)	6,837	5,670	(1,167)	(21%)	11,340	4,503	40%
TOTAL Telephone	1,274	945	(329)	(35%)	6,837	5,670	(1,167)	(21%)	11,340	4,503	40%
Water and Wastewater											
Water and Wastewater	659	1,400	741	53%	2,143	5,750	3,607	63%	11,725	9,582	82%
TOTAL Water and Wastewater	659	1,400	741	53%	2,143	5,750	3,607	63%	11,725	9,582	82%
TOTAL Direct Operating Expenses	27,411	39,111	11,700	30%	179,615	230,846	51,231	22%	435,625	256,010	59%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	3,500	3,500	0	0%	3,500	0	0%
Doc Prep Filing	0	0	0	0%	0	70	70	100%	220	220	100%
Legal Fees	2,782	585	(2,197)	(376%)	13,659	3,510	(10,149)	(289%)	7,020	(6,639)	(95%)
Professional Fees	0	0	0	0%	0	1,000	1,000	100%	2,000	2,000	100%
TOTAL Professional Fees	2,782	585	(2,197)	(376%)	17,159	8,080	(9,079)	(112%)	12,740	(4,419)	(35%)

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Bad Debts											
Allowance for BD Adjustment	0	0	0	0%	(4,500)	0	4,500	100%	0	4,500	100%
Bad Debts	5,151	0	(5,151)	(100%)	6,871	400	(6,471)	(>999%)	800	(6,071)	(759%)
TOTAL Bad Debts	5,151	0	(5,151)	(100%)	2,371	400	(1,971)	(493%)	800	(1,571)	(196%)
Collection Expense											
Collection Expense	0	40	40	100%	1,584	240	(1,344)	(560%)	480	(1,104)	(230%)
TOTAL Collection Expense	0	40	40	100%	1,584	240	(1,344)	(560%)	480	(1,104)	(230%)
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,735	300	(1,435)	(478%)	300	(1,435)	(478%)
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
Homeowner Activities	1,033	0	(1,033)	(100%)	1,136	0	(1,136)	(100%)	0	(1,136)	0%
Social Events	0	0	0	0%	1,193	4,400	3,207	73%	8,800	7,607	86%
TOTAL Homeowner Activities	1,033	0	(1,033)	(100%)	4,063	4,700	637	14%	14,100	10,037	71%
Association Communications											
Website	48	500	452	90%	272	1,000	728	73%	1,000	728	73%
TOTAL Association Communications	48	500	452	90%	272	1,000	728	73%	1,000	728	73%
Insurance											
Directors and Officers	128	130	2	2%	763	780	17	2%	1,560	797	51%
General, Property & Liability	408	650	242	37%	2,423	3,900	1,477	38%	7,800	5,377	69%
Umbrella	762	81	(681)	(838%)	1,248	488	(761)	(156%)	975	(273)	(28%)
Worker's Compensation	28	30	3	8%	165	180	15	8%	360	195	54%
TOTAL Insurance	1,325	891	(434)	(49%)	4,599	5,348	749	14%	10,695	6,096	57%
Management Fees											
Management Contract	1,172	1,080	(92)	(9%)	7,034	6,480	(554)	(9%)	12,960	5,926	46%
TOTAL Management Fees	1,172	1,080	(92)	(9%)	7,034	6,480	(554)	(9%)	12,960	5,926	46%
Administration Expenses											
Computer Software Subscription	0	0	0	0%	0	420	420	100%	420	420	100%
Internet Access	145	500	355	71%	2,227	3,000	773	26%	6,000	3,773	63%
Miscellaneous	15	0	(15)	(100%)	987	0	(987)	(100%)	0	(987)	0%
Office Supplies	0	0	0	0%	0	450	450	100%	925	925	100%
Postage	0	25	25	100%	106	505	399	79%	1,505	1,399	93%
Printing and Copying	0	50	50	100%	0	300	300	100%	600	600	100%
TOTAL Administration Expenses	160	575	415	72%	3,320	4,675	1,355	29%	9,450	6,130	65%

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Compensation											
Compensation	6,719	6,778	59	1%	37,763	40,668	2,905	7%	81,336	43,573	54%
TOTAL Compensation	6,719	6,778	59	1%	37,763	40,668	2,905	7%	81,336	43,573	54%
TOTAL General and Administrative Expenses	18,391	10,449	(7,941)	(76%)	78,165	71,591	(6,574)	(9%)	143,561	65,396	46%
TOTAL Operating Expenses	45,801	49,560	3,759	8%	257,779	302,437	44,657	15%	579,186	321,407	55%
Other Expenses											
Federal Income Tax	0	0	0	0%	1,991	0	(1,991)	(100%)	0	(1,991)	0%
TOTAL Other Expenses	0	0	0	0%	1,991	0	(1,991)	(100%)	0	(1,991)	0%
TOTAL Expenses	45,801	49,560	3,759	8%	259,770	302,437	42,666	14%	579,186	319,416	55%
NET SURPLUS (DEFICIT)	10,168	(1,295)	11,462	(885%)	51,929	(12,842)	64,771	(504%)	0	(51,929)	(>999%)

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