

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 07/31/2021				YTD 07/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	335,627	335,627	0	0%	575,360	239,733	42%
TOTAL Regular Assessments	47,947	47,947	0	0%	335,627	335,627	0	0%	575,360	239,733	42%
Other Assessments											
Working Capital Assessment	400	600	(200)	(33%)	5,000	4,200	800	19%	7,200	2,200	31%
TOTAL Other Assessments	400	600	(200)	(33%)	5,000	4,200	800	19%	7,200	2,200	31%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(31,157)	(31,157)	0	0%	(53,414)	(22,257)	42%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(31,157)	(31,157)	0	0%	(53,414)	(22,257)	42%
Other Income											
Damage Reimbursements	350	2,000	(1,650)	(83%)	1,808	14,000	(12,192)	(87%)	24,000	22,192	92%
Penalties and Interest	96	0	96	100%	1,497	0	1,497	100%	0	(1,497)	0%
POA Contribution	1,250	1,250	0	0%	8,750	8,750	0	0%	15,000	6,250	42%
Architectural Review Fees	875	250	625	250%	12,225	1,750	10,475	599%	3,000	(9,225)	(308%)
Compliance Fees	3,000	0	3,000	100%	21,000	0	21,000	100%	0	(21,000)	0%
Interest Income	0	250	(250)	(100%)	0	1,750	(1,750)	(100%)	3,000	3,000	100%
RFID Income	825	420	405	96%	7,241	2,940	4,301	146%	5,040	(2,201)	(44%)
TOTAL Other Income	6,396	4,170	2,226	53%	52,522	29,190	23,332	80%	50,040	(2,482)	(5%)
TOTAL Revenues	50,292	48,266	2,026	4%	361,991	337,860	24,132	7%	579,186	217,195	38%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	333	600	267	44%	2,588	3,075	487	16%	5,375	2,787	52%
TOTAL Electricity	333	600	267	44%	2,588	3,075	487	16%	5,375	2,787	52%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	53,259	53,263	4	0%	91,308	38,049	42%
Projects	46,695	5,000	(41,695)	(834%)	49,434	27,292	(22,142)	(81%)	32,292	(17,142)	(53%)
Irrigation Repairs	3,292	1,000	(2,292)	(229%)	11,212	5,175	(6,037)	(117%)	8,925	(2,287)	(26%)
TOTAL Landscape Maintenance	57,595	13,609	(43,986)	(323%)	113,905	85,730	(28,175)	(33%)	132,525	18,621	14%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	11,000	0	(11,000)	(100%)	26,149	20,000	(6,149)	(31%)	30,000	3,851	13%
Fences	0	0	0	0%	789	600	(189)	(32%)	800	11	1%

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Flags and Flagpoles(s)	448	0	(448)	(100%)	594	600	6	1%	1,000	406	41%
Janitorial	0	135	135	100%	0	945	945	100%	1,620	1,620	100%
Lights and Electrical	0	0	0	0%	0	900	900	100%	1,800	1,800	100%
Signage	311	0	(311)	(100%)	185	1,000	815	81%	1,000	815	81%
Streets	17,040	10,000	(7,040)	(70%)	17,040	30,000	12,960	43%	40,000	22,960	57%
Supplies/Cleaning	212	345	133	39%	201	2,415	2,214	92%	4,140	3,939	95%
TOTAL Repairs and Maintenance	29,010	10,480	(18,530)	(177%)	44,958	56,460	11,502	20%	80,360	35,402	44%
Lodge											
Security and Patrols											
Access Card Keys	579	125	(454)	(363%)	4,891	875	(4,016)	(459%)	1,500	(3,391)	(226%)
Security and Patrols	14,073	14,000	(73)	(1%)	97,067	98,000	934	1%	170,000	72,934	43%
Security Monitoring Service	1,409	1,410	1	0%	9,864	9,870	6	0%	16,920	7,056	42%
TOTAL Security and Patrols	16,061	15,535	(526)	(3%)	111,821	108,745	(3,076)	(3%)	188,420	76,599	41%
Exterminating											
Exterminating	0	120	120	100%	113	360	247	69%	480	367	77%
TOTAL Exterminating	0	120	120	100%	113	360	247	69%	480	367	77%
Taxes & Insurance											
Income Taxes	0	0	0	0%	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	0	0	0%	0	5,400	5,400	100%	5,400	5,400	100%
Telephone											
Telephone	1,244	945	(299)	(32%)	7,970	6,615	(1,355)	(20%)	11,340	3,370	30%
TOTAL Telephone	1,244	945	(299)	(32%)	7,970	6,615	(1,355)	(20%)	11,340	3,370	30%
Water and Wastewater											
Water and Wastewater	901	1,400	499	36%	3,044	7,150	4,106	57%	11,725	8,681	74%
TOTAL Water and Wastewater	901	1,400	499	36%	3,044	7,150	4,106	57%	11,725	8,681	74%
TOTAL Direct Operating Expenses	105,145	42,689	(62,456)	(146%)	284,399	273,535	(10,864)	(4%)	435,625	151,226	35%
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	50	50	100%	0	120	120	100%	220	220	100%
Legal Fees	1,358	585	(773)	(132%)	15,017	4,095	(10,922)	(267%)	7,020	(7,997)	(114%)
Professional Fees	0	0	0	0%	0	1,000	1,000	100%	2,000	2,000	100%
TOTAL Professional Fees	1,358	635	(723)	(114%)	18,517	8,715	(9,802)	(112%)	12,740	(5,777)	(45%)

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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	0	200	200	100%	6,871	600	(6,271)	(>999%)	800	(6,071)	(759%)
TOTAL Bad Debts	0	200	200	100%	2,371	600	(1,771)	(295%)	800	(1,571)	(196%)
Collection Expense											
Collection Expense	0	40	40	100%	1,584	280	(1,304)	(466%)	480	(1,104)	(230%)
TOTAL Collection Expense	0	40	40	100%	1,584	280	(1,304)	(466%)	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	0	0	0	0%	55	0	(55)	(100%)	0	(55)	0%
Social Events	0	0	0	0%	2,524	4,400	1,876	43%	8,800	6,276	71%
TOTAL Homeowner Activities	0	0	0	0%	4,314	4,700	386	8%	14,100	9,786	69%
Association Communications											
Website	48	0	(48)	(100%)	320	1,000	680	68%	1,000	680	68%
TOTAL Association Communications	48	0	(48)	(100%)	320	1,000	680	68%	1,000	680	68%
Insurance											
Directors and Officers	128	130	2	2%	891	910	20	2%	1,560	670	43%
General, Property & Liability	408	650	242	37%	2,830	4,550	1,720	38%	7,800	4,970	64%
Umbrella	101	81	(20)	(24%)	1,349	569	(780)	(137%)	975	(374)	(38%)
Worker's Compensation	28	30	3	8%	193	210	18	8%	360	168	47%
TOTAL Insurance	664	891	228	26%	5,262	6,239	977	16%	10,695	5,433	51%
Management Fees											
Management Contract	1,112	1,080	(32)	(3%)	8,147	7,560	(587)	(8%)	12,960	4,813	37%
TOTAL Management Fees	1,112	1,080	(32)	(3%)	8,147	7,560	(587)	(8%)	12,960	4,813	37%
Administration Expenses											
Computer Software Subscription	0	0	0	0%	0	420	420	100%	420	420	100%
Internet Access	412	500	88	18%	2,749	3,500	751	21%	6,000	3,251	54%
Miscellaneous	95	0	(95)	(100%)	1,082	0	(1,082)	(100%)	0	(1,082)	0%
Office Supplies	0	0	0	0%	0	450	450	100%	925	925	100%
Postage	0	50	50	100%	106	555	449	81%	1,505	1,399	93%
Printing and Copying	0	50	50	100%	0	350	350	100%	600	600	100%
TOTAL Administration Expenses	507	600	93	15%	3,938	5,275	1,337	25%	9,450	5,512	58%

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Compensation											
Compensation	6,701	6,778	77	1%	44,464	47,446	2,982	6%	81,336	36,872	45%
TOTAL Compensation	6,701	6,778	77	1%	44,464	47,446	2,982	6%	81,336	36,872	45%
TOTAL General and Administrative Expenses	10,391	10,224	(166)	(2%)	88,916	81,815	(7,101)	(9%)	143,561	54,645	38%
TOTAL Operating Expenses	115,535	52,913	(62,622)	(118%)	373,315	355,350	(17,965)	(5%)	579,186	205,871	36%
Other Expenses											
Federal Income Tax	(293)	0	293	100%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
TOTAL Other Expenses	(293)	0	293	100%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
TOTAL Expenses	115,242	52,913	(62,329)	(118%)	375,013	355,350	(19,663)	(6%)	579,186	204,173	35%
NET SURPLUS (DEFICIT)	(64,950)	(4,648)	(60,303)	>999%	(13,022)	(17,490)	4,468	(26%)	0	13,022	>999%

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