

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 09/30/2021				YTD 09/30/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	431,520	431,520	0	0%	575,360	143,840	25%
TOTAL Regular Assessments	47,947	47,947	0	0%	431,520	431,520	0	0%	575,360	143,840	25%
Other Assessments											
Working Capital Assessment	400	600	(200)	(33%)	6,200	5,400	800	15%	7,200	1,000	14%
TOTAL Other Assessments	400	600	(200)	(33%)	6,200	5,400	800	15%	7,200	1,000	14%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(40,059)	(40,059)	0	0%	(53,414)	(13,355)	25%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(40,059)	(40,059)	0	0%	(53,414)	(13,355)	25%
Other Income											
Damage Reimbursements	400	2,000	(1,600)	(80%)	2,558	18,000	(15,442)	(86%)	24,000	21,442	89%
Penalties and Interest	275	250	25	10%	2,239	2,250	(11)	(1%)	3,000	761	25%
POA Contribution	1,250	1,250	0	0%	11,250	11,250	0	0%	15,000	3,750	25%
Architectural Review Fees	200	250	(50)	(20%)	14,825	2,250	12,575	559%	3,000	(11,825)	(394%)
Compliance Fees	1,000	0	1,000	100%	26,000	0	26,000	100%	0	(26,000)	0%
Fines	25	0	25	100%	25	0	25	100%	0	(25)	0%
RFID Income	2,607	420	2,187	521%	10,833	3,780	7,053	187%	5,040	(5,793)	(115%)
TOTAL Other Income	5,757	4,170	1,587	38%	67,729	37,530	30,199	80%	50,040	(17,689)	(35%)
TOTAL Revenues	49,652	48,266	1,387	3%	465,390	434,391	30,999	7%	579,186	113,796	20%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	455	450	(5)	(1%)	3,512	4,125	613	15%	5,375	1,863	35%
TOTAL Electricity	455	450	(5)	(1%)	3,512	4,125	613	15%	5,375	1,863	35%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	68,475	68,481	6	0%	91,308	22,833	25%
Projects	0	0	0	0%	49,434	32,292	(17,142)	(53%)	32,292	(17,142)	(53%)
Irrigation Repairs	4,779	900	(3,879)	(431%)	16,419	7,075	(9,344)	(132%)	8,925	(7,494)	(84%)
TOTAL Landscape Maintenance	12,387	8,509	(3,878)	(46%)	134,328	107,848	(26,480)	(25%)	132,525	(1,803)	(1%)
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	5,100	5,000	(100)	(2%)	47,825	30,000	(17,825)	(59%)	30,000	(17,825)	(59%)
Fences	0	0	0	0%	789	800	11	1%	800	11	1%

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Flags and Flagpoles(s)	0	0	0	0%	594	800	206	26%	1,000	406	41%
Janitorial	0	135	135	100%	0	1,215	1,215	100%	1,620	1,620	100%
Lights and Electrical	0	0	0	0%	0	1,200	1,200	100%	1,800	1,800	100%
Signage	123	0	(123)	(100%)	308	1,000	692	69%	1,000	692	69%
Streets	0	0	0	0%	17,040	30,000	12,960	43%	40,000	22,960	57%
Supplies/Cleaning	(67)	345	412	120%	1,090	3,105	2,015	65%	4,140	3,050	74%
TOTAL Repairs and Maintenance	5,155	5,480	325	6%	67,646	68,120	474	1%	80,360	12,714	16%
Lodge											
Security and Patrols											
Access Card Keys	79	125	46	37%	7,476	1,125	(6,351)	(565%)	1,500	(5,976)	(398%)
Security and Patrols	17,192	14,000	(3,192)	(23%)	130,130	126,000	(4,130)	(3%)	170,000	39,870	23%
Security Monitoring Service	1,409	1,410	1	0%	12,682	12,690	8	0%	16,920	4,238	25%
TOTAL Security and Patrols	18,680	15,535	(3,145)	(20%)	150,287	139,815	(10,472)	(7%)	188,420	38,133	20%
Exterminating											
Exterminating	0	0	0	0%	225	360	135	37%	480	255	53%
TOTAL Exterminating	0	0	0	0%	225	360	135	37%	480	255	53%
Taxes & Insurance											
Income Taxes	0	0	0	0%	0	3,600	3,600	100%	3,600	3,600	100%
Real Property	808	0	(808)	(100%)	808	1,800	992	55%	1,800	992	55%
TOTAL Taxes & Insurance	808	0	(808)	(100%)	808	5,400	4,592	85%	5,400	4,592	85%
Telephone											
Telephone	953	945	(8)	(1%)	9,985	8,505	(1,480)	(17%)	11,340	1,355	12%
TOTAL Telephone	953	945	(8)	(1%)	9,985	8,505	(1,480)	(17%)	11,340	1,355	12%
Water and Wastewater											
Water and Wastewater	1,215	900	(315)	(35%)	5,628	9,550	3,922	41%	11,725	6,097	52%
TOTAL Water and Wastewater	1,215	900	(315)	(35%)	5,628	9,550	3,922	41%	11,725	6,097	52%
TOTAL Direct Operating Expenses	39,654	31,819	(7,835)	(25%)	372,420	343,723	(28,697)	(8%)	435,625	63,205	15%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	4,000	3,500	(500)	(14%)	3,500	(500)	(14%)
Doc Prep Filing	0	50	50	100%	0	170	170	100%	220	220	100%
Legal Fees	0	585	585	100%	18,217	5,265	(12,952)	(246%)	7,020	(11,197)	(159%)
Professional Fees	75	0	(75)	(100%)	75	1,500	1,425	95%	2,000	1,925	96%
TOTAL Professional Fees	75	635	560	88%	22,292	10,435	(11,857)	(114%)	12,740	(9,552)	(75%)

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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%	6,870	800	(6,070)	(759%)	800	(6,070)	(759%)
TOTAL Bad Debts	0	200	200	100%	2,370	800	(1,570)	(196%)	800	(1,570)	(196%)
Collection Expense											
Collection Expense	72	40	(32)	(80%)	2,160	360	(1,800)	(500%)	480	(1,680)	(350%)
TOTAL Collection Expense	72	40	(32)	(80%)	2,160	360	(1,800)	(500%)	480	(1,680)	(350%)
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,735	300	(1,435)	(478%)	300	(1,435)	(478%)
Holiday Decorations	0	2,500	2,500	100%	0	2,500	2,500	100%	5,000	5,000	100%
Homeowner Activities	281	0	(281)	(100%)	281	0	(281)	(100%)	0	(281)	0%
Social Events	3,029	0	(3,029)	(100%)	5,553	6,600	1,047	16%	8,800	3,247	37%
TOTAL Homeowner Activities	3,310	2,500	(810)	(32%)	7,569	9,400	1,831	19%	14,100	6,531	46%
Association Communications											
Website	48	0	(48)	(100%)	416	1,000	584	58%	1,000	584	58%
TOTAL Association Communications	48	0	(48)	(100%)	416	1,000	584	58%	1,000	584	58%
Insurance											
Directors and Officers	128	130	2	2%	1,146	1,170	24	2%	1,560	414	27%
General, Property & Liability	408	650	242	37%	3,645	5,850	2,205	38%	7,800	4,155	53%
Umbrella	101	81	(20)	(24%)	1,062	731	(331)	(45%)	975	(87)	(9%)
Worker's Compensation	28	30	3	8%	248	270	23	8%	360	113	31%
TOTAL Insurance	664	891	228	26%	6,101	8,021	1,921	24%	10,695	4,594	43%
Management Fees											
Management Contract	1,112	1,080	(32)	(3%)	10,372	9,720	(652)	(7%)	12,960	2,588	20%
TOTAL Management Fees	1,112	1,080	(32)	(3%)	10,372	9,720	(652)	(7%)	12,960	2,588	20%
Administration Expenses											
Computer Software Subscription	16	0	(16)	(100%)	161	420	259	62%	420	259	62%
Internet Access	255	500	245	49%	3,582	4,500	918	20%	6,000	2,418	40%
Miscellaneous	361	0	(361)	(100%)	1,506	0	(1,506)	(100%)	0	(1,506)	0%
Office Supplies	0	100	100	100%	0	750	750	100%	925	925	100%
Postage	0	50	50	100%	165	630	465	74%	1,505	1,340	89%
Printing and Copying	0	50	50	100%	0	450	450	100%	600	600	100%
TOTAL Administration Expenses	632	700	68	10%	5,413	6,750	1,337	20%	9,450	4,037	43%

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Compensation											
Compensation	6,719	6,778	59	1%	57,903	61,002	3,099	5%	81,336	23,433	29%
TOTAL Compensation	6,719	6,778	59	1%	57,903	61,002	3,099	5%	81,336	23,433	29%
TOTAL General and Administrative Expenses	12,632	12,824	192	1%	114,595	107,488	(7,107)	(7%)	143,561	28,966	20%
TOTAL Operating Expenses	52,286	44,643	(7,643)	(17%)	487,015	451,211	(35,804)	(8%)	579,186	92,171	16%
Other Expenses											
Federal Income Tax	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
TOTAL Other Expenses	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
TOTAL Expenses	52,286	44,643	(7,643)	(17%)	488,713	451,211	(37,502)	(8%)	579,186	90,473	16%
NET SURPLUS (DEFICIT)	(2,634)	3,622	(6,256)	(173%)	(23,322)	(16,820)	(6,502)	39%	0	23,322	>999%

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