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 10/31/2021				YTD 10/31/2021				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	479,467	479,467	0	0%	575,360	95,893	17%
TOTAL Regular Assessments	47,947	47,947	0	0%	479,467	479,467	0	0%	575,360	95,893	17%
Other Assessments											
Working Capital Assessment	200	600	(400)	(67%)	6,400	6,000	400	7%	7,200	800	11%
TOTAL Other Assessments	200	600	(400)	(67%)	6,400	6,000	400	7%	7,200	800	11%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(44,510)	(44,510)	0	0%	(53,414)	(8,904)	17%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(44,510)	(44,510)	0	0%	(53,414)	(8,904)	17%
Other Income											
Damage Reimbursements	0	2,000	(2,000)	(100%)	2,558	20,000	(17,442)	(87%)	24,000	21,442	89%
Penalties and Interest	102	250	(148)	(59%)	2,341	2,500	(159)	(6%)	3,000	659	22%
POA Contribution	1,250	1,250	0	0%	12,500	12,500	0	0%	15,000	2,500	17%
Architectural Review Fees	19,500	250	19,250	>999%	34,325	2,500	31,825	>999%	3,000	(31,325)	(>999%)
Compliance Fees	(2,000)	0	(2,000)	(100%)	24,000	0	24,000	100%	0	(24,000)	0%
Fines	25	0	25	100%	50	0	50	100%	0	(50)	0%
RFID Income	2,435	420	2,015	480%	13,268	4,200	9,068	216%	5,040	(8,228)	(163%)
TOTAL Other Income	21,312	4,170	17,142	411%	89,041	41,700	47,341	114%	50,040	(39,001)	(78%)
TOTAL Revenues	65,008	48,266	16,742	35%	530,398	482,657	47,741	10%	579,186	48,788	8%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	409	450	41	9%	3,922	4,575	653	14%	5,375	1,453	27%
TOTAL Electricity	409	450	41	9%	3,922	4,575	653	14%	5,375	1,453	27%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	76,084	76,090	6	0%	91,308	15,224	17%
Projects	4,276	0	(4,276)	(100%)	53,710	32,292	(21,418)	(66%)	32,292	(21,418)	(66%)
Irrigation Repairs	3,922	800	(3,122)	(390%)	20,341	7,875	(12,466)	(158%)	8,925	(11,416)	(128%)
TOTAL Landscape Maintenance	15,806	8,409	(7,397)	(88%)	150,134	116,257	(33,877)	(29%)	132,525	(17,609)	(13%)
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	0	0	0	0%	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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Operating Fund

(Amounts rounded to nearest dollar)

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	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Flags and Flagpoles(s)	0	200	200	100%	594	1,000	406	41%	1,000	406	41%
Janitorial	0	135	135	100%	0	1,350	1,350	100%	1,620	1,620	100%
Lights and Electrical	0	300	300	100%	0	1,500	1,500	100%	1,800	1,800	100%
Signage	337	0	(337)	(100%)	644	1,000	356	36%	1,000	356	36%
Streets	0	10,000	10,000	100%	17,040	40,000	22,960	57%	40,000	22,960	57%
Supplies/Cleaning	0	345	345	100%	1,090	3,450	2,360	68%	4,140	3,050	74%
TOTAL Repairs and Maintenance	337	10,980	10,644	97%	67,982	79,100	11,118	14%	80,360	12,378	15%
Lodge											
Security and Patrols											
Access Card Keys	57	125	68	54%	7,533	1,250	(6,283)	(503%)	1,500	(6,033)	(402%)
Security and Patrols	16,979	14,000	(2,979)	(21%)	147,109	140,000	(7,109)	(5%)	170,000	22,891	13%
Security Monitoring Service	1,409	1,410	1	0%	14,091	14,100	9	0%	16,920	2,829	17%
TOTAL Security and Patrols	18,446	15,535	(2,911)	(19%)	168,733	155,350	(13,383)	(9%)	188,420	19,687	10%
Exterminating											
Exterminating	0	120	120	100%	225	480	255	53%	480	255	53%
TOTAL Exterminating	0	120	120	100%	225	480	255	53%	480	255	53%
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%	808	1,800	992	55%	1,800	992	55%
TOTAL Taxes & Insurance	0	0	0	0%	808	5,400	4,592	85%	5,400	4,592	85%
Telephone											
Telephone	632	945	313	33%	10,617	9,450	(1,167)	(12%)	11,340	723	6%
TOTAL Telephone	632	945	313	33%	10,617	9,450	(1,167)	(12%)	11,340	723	6%
Water and Wastewater											
Water and Wastewater	811	800	(11)	(1%)	6,439	10,350	3,911	38%	11,725	5,286	45%
TOTAL Water and Wastewater	811	800	(11)	(1%)	6,439	10,350	3,911	38%	11,725	5,286	45%
TOTAL Direct Operating Expenses	36,441	37,239	798	2%	408,861	380,962	(27,899)	(7%)	435,625	26,765	6%
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	0	0	0%	0	170	170	100%	220	220	100%
Legal Fees	9,135	585	(8,550)	(>999%)	27,351	5,850	(21,501)	(368%)	7,020	(20,331)	(290%)
Professional Fees	0	0	0	0%	75	1,500	1,425	95%	2,000	1,925	96%
TOTAL Professional Fees	9,135	585	(8,550)	(>999%)	31,426	11,020	(20,406)	(185%)	12,740	(18,686)	(147%)

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Operating Fund

(Amounts rounded to nearest dollar)

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	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Bad Debts											
Allowance for BD Adjustment	0	0	0	0%	(4,500)	0	4,500	100%	0	4,500	100%
Bad Debts	0	0	0	0%	6,870	800	(6,070)	(759%)	800	(6,070)	(759%)
TOTAL Bad Debts	0	0	0	0%	2,370	800	(1,570)	(196%)	800	(1,570)	(196%)
Collection Expense											
Collection Expense	54	40	(14)	(35%)	2,214	400	(1,814)	(454%)	480	(1,734)	(361%)
TOTAL Collection Expense	54	40	(14)	(35%)	2,214	400	(1,814)	(454%)	480	(1,734)	(361%)
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,735	300	(1,435)	(478%)	300	(1,435)	(478%)
Holiday Decorations	1,700	0	(1,700)	(100%)	1,700	2,500	800	32%	5,000	3,300	66%
Homeowner Activities	2,284	0	(2,284)	(100%)	2,566	0	(2,566)	(100%)	0	(2,566)	0%
Social Events	0	2,200	2,200	100%	5,553	8,800	3,247	37%	8,800	3,247	37%
TOTAL Homeowner Activities	3,984	2,200	(1,784)	(81%)	11,554	11,600	46	0%	14,100	2,546	18%
Association Communications											
Website	48	0	(48)	(100%)	463	1,000	537	54%	1,000	537	54%
TOTAL Association Communications	48	0	(48)	(100%)	463	1,000	537	54%	1,000	537	54%
Insurance											
Directors and Officers	128	130	2	2%	1,274	1,300	26	2%	1,560	286	18%
General, Property & Liability	408	650	242	37%	4,053	6,500	2,447	38%	7,800	3,747	48%
Umbrella	101	81	(20)	(24%)	1,163	813	(350)	(43%)	975	(188)	(19%)
Worker's Compensation	28	30	3	8%	275	300	25	8%	360	85	24%
TOTAL Insurance	664	891	228	26%	6,764	8,913	2,148	24%	10,695	3,931	37%
Management Fees											
Management Contract	1,112	1,080	(32)	(3%)	11,484	10,800	(684)	(6%)	12,960	1,476	11%
TOTAL Management Fees	1,112	1,080	(32)	(3%)	11,484	10,800	(684)	(6%)	12,960	1,476	11%
Administration Expenses											
Computer Software Subscription	0	0	0	0%	161	420	259	62%	420	259	62%
Internet Access	416	500	84	17%	3,998	5,000	1,002	20%	6,000	2,002	33%
Miscellaneous	4	0	(4)	(100%)	1,510	0	(1,510)	(100%)	0	(1,510)	0%
Office Supplies	247	75	(172)	(229%)	247	825	578	70%	925	678	73%
Postage	0	25	25	100%	165	655	490	75%	1,505	1,340	89%
Printing and Copying	0	50	50	100%	0	500	500	100%	600	600	100%
TOTAL Administration Expenses	667	650	(17)	(3%)	6,080	7,400	1,320	18%	9,450	3,370	36%

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Compensation											
Compensation	6,719	6,778	59	1%	64,622	67,780	3,158	5%	81,336	16,714	21%
TOTAL Compensation	6,719	6,778	59	1%	64,622	67,780	3,158	5%	81,336	16,714	21%
TOTAL General and Administrative Expenses	22,383	12,224	(10,159)	(83%)	136,979	119,713	(17,266)	(14%)	143,561	6,582	5%
TOTAL Operating Expenses	58,824	49,463	(9,361)	(19%)	545,839	500,675	(45,165)	(9%)	579,186	33,347	6%
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	58,824	49,463	(9,361)	(19%)	547,537	500,675	(46,863)	(9%)	579,186	31,649	5%
NET SURPLUS (DEFICIT)	6,183	(1,198)	7,381	(616%)	(17,139)	(18,018)	879	(5%)	0	17,139	>999%