

# 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 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	47,947	47,947	0	0%	575,360	575,360	0	0%	575,360	0	0%
<b>TOTAL Regular Assessments</b>	47,947	47,947	0	0%	575,360	575,360	0	0%	575,360	0	0%
<b>Other Assessments</b>											
Working Capital Assessment	400	600	(200)	(33%)	7,000	7,200	(200)	(3%)	7,200	200	3%
<b>TOTAL Other Assessments</b>	400	600	(200)	(33%)	7,000	7,200	(200)	(3%)	7,200	200	3%
<b>Assessment Allocation</b>											
Assessment Allocation	(4,453)	(4,453)	0	0%	(53,414)	(53,414)	0	0%	(53,414)	0	0%
<b>TOTAL Assessment Allocation</b>	(4,453)	(4,453)	0	0%	(53,414)	(53,414)	0	0%	(53,414)	0	0%
<b>Other Income</b>											
Damage Reimbursements	150	2,000	(1,850)	(93%)	2,843	24,000	(21,157)	(88%)	24,000	21,157	88%
Penalties and Interest	63	250	(187)	(75%)	2,456	3,000	(544)	(18%)	3,000	544	18%
POA Contribution	1,250	1,250	0	0%	15,000	15,000	0	0%	15,000	0	0%
Architectural Review Fees	150	250	(100)	(40%)	33,475	3,000	30,475	>999%	3,000	(30,475)	(>999%)
Compliance Fees	0	0	0	0%	24,000	0	24,000	100%	0	(24,000)	0%
Fines	0	0	0	0%	150	0	150	100%	0	(150)	0%
RFID Income	6,538	420	6,118	>999%	26,737	5,040	21,697	430%	5,040	(21,697)	(430%)
<b>TOTAL Other Income</b>	8,151	4,170	3,981	95%	104,661	50,040	54,621	109%	50,040	(54,621)	(109%)
<b>TOTAL Revenues</b>	52,044	48,264	3,781	8%	633,607	579,186	54,421	9%	579,186	(54,421)	(9%)
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	381	400	19	5%	4,689	5,375	686	13%	5,375	686	13%
<b>TOTAL Electricity</b>	381	400	19	5%	4,689	5,375	686	13%	5,375	686	13%
<b>Landscape Maintenance</b>											
Landscape Service Contract	7,608	7,609	1	0%	91,301	91,308	7	0%	91,308	7	0%
Lot Mow	0	0	0	0%	135	0	(135)	(100%)	0	(135)	0%
Projects	15,058	0	(15,058)	(100%)	68,767	32,292	(36,475)	(113%)	32,292	(36,475)	(113%)
Irrigation Repairs	720	500	(220)	(44%)	21,617	8,925	(12,692)	(142%)	8,925	(12,692)	(142%)
<b>TOTAL Landscape Maintenance</b>	23,386	8,109	(15,277)	(188%)	181,820	132,525	(49,295)	(37%)	132,525	(49,295)	(37%)
<b>Repairs and Maintenance Lodge</b>											
Entr. Gates/Guardhouse	6,967	0	(6,967)	(100%)	55,087	30,000	(25,087)	(84%)	30,000	(25,087)	(84%)

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Fences	0	0	0	0%	789	800	11	1%	800	11	1%
Flags and Flagpoles(s)	0	0	0	0%	920	1,000	80	8%	1,000	80	8%
General Repairs	1,501	0	(1,501)	(100%)	1,501	0	(1,501)	(100%)	0	(1,501)	0%
Janitorial Services	0	135	135	100%	0	1,620	1,620	100%	1,620	1,620	100%
Lights and Electrical	0	300	300	100%	1,399	1,800	401	22%	1,800	401	22%
Signage	0	0	0	0%	644	1,000	356	36%	1,000	356	36%
Streets	0	0	0	0%	17,040	40,000	22,960	57%	40,000	22,960	57%
Supplies/Cleaning	0	345	345	100%	1,381	4,140	2,759	67%	4,140	2,759	67%
<b>TOTAL Repairs and Maintenance</b>	8,467	780	(7,687)	(986%)	78,761	80,360	1,599	2%	80,360	1,599	2%
<b>Lodge</b>											
<b>Security and Patrols</b>											
Access Card Keys	(6,139)	125	6,264	>999%	1,451	1,500	49	3%	1,500	49	3%
Security and Patrols	25,167	16,000	(9,167)	(57%)	188,536	170,000	(18,536)	(11%)	170,000	(18,536)	(11%)
Security Monitoring Service	1,409	1,410	1	0%	16,909	16,920	11	0%	16,920	11	0%
<b>TOTAL Security and Patrols</b>	20,437	17,535	(2,902)	(17%)	206,896	188,420	(18,476)	(10%)	188,420	(18,476)	(10%)
<b>Exterminating</b>											
Exterminating	225	0	(225)	(100%)	450	480	30	6%	480	30	6%
<b>TOTAL Exterminating</b>	225	0	(225)	(100%)	450	480	30	6%	480	30	6%
<b>Taxes &amp; Insurance</b>											
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%
<b>TOTAL Taxes &amp; Insurance</b>	0	0	0	0%	808	5,400	4,592	85%	5,400	4,592	85%
<b>Telephone</b>											
Telephone	944	945	1	0%	12,686	11,340	(1,346)	(12%)	11,340	(1,346)	(12%)
<b>TOTAL Telephone</b>	944	945	1	0%	12,686	11,340	(1,346)	(12%)	11,340	(1,346)	(12%)
<b>Water and Wastewater</b>											
Water and Wastewater	557	675	118	17%	7,492	11,725	4,233	36%	11,725	4,233	36%
<b>TOTAL Water and Wastewater</b>	557	675	118	17%	7,492	11,725	4,233	36%	11,725	4,233	36%
<b>TOTAL Direct Operating Expenses</b>	54,397	28,444	(25,953)	(91%)	493,603	435,625	(57,978)	(13%)	435,625	(57,978)	(13%)
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Auditing	0	0	0	0%	4,000	3,500	(500)	(14%)	3,500	(500)	(14%)
Doc Prep Filing	0	0	0	0%	0	220	220	100%	220	220	100%

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	Month Ending 12/31/2021				YTD 12/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Legal Fees	119	585	467	80%	27,470	7,020	(20,450)	(291%)	7,020	(20,450)	(291%)
Professional Fees	0	0	0	0%	75	2,000	1,925	96%	2,000	1,925	96%
<b>TOTAL Professional Fees</b>	119	585	467	80%	31,545	12,740	(18,805)	(148%)	12,740	(18,805)	(148%)
<b>Bad Debts</b>											
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%)
<b>TOTAL Bad Debts</b>	0	0	0	0%	2,370	800	(1,570)	(196%)	800	(1,570)	(196%)
<b>Collection Expense</b>											
Collection Expense	0	40	40	100%	2,214	480	(1,734)	(361%)	480	(1,734)	(361%)
<b>TOTAL Collection Expense</b>	0	40	40	100%	2,214	480	(1,734)	(361%)	480	(1,734)	(361%)
<b>Homeowner Activities</b>											
Annual Meeting	1,178	0	(1,178)	(100%)	2,913	300	(2,613)	(871%)	300	(2,613)	(871%)
Holiday Decorations	0	0	0	0%	3,367	5,000	1,633	33%	5,000	1,633	33%
Social Events	4,158	0	(4,158)	(100%)	11,423	8,800	(2,623)	(30%)	8,800	(2,623)	(30%)
<b>TOTAL Homeowner Activities</b>	5,336	0	(5,336)	(100%)	17,702	14,100	(3,602)	(26%)	14,100	(3,602)	(26%)
<b>Association Communications</b>											
Website	48	0	(48)	(100%)	559	1,000	441	44%	1,000	441	44%
<b>TOTAL Association Communications</b>	48	0	(48)	(100%)	559	1,000	441	44%	1,000	441	44%
<b>Insurance</b>											
Directors and Officers	128	130	2	2%	1,529	1,560	31	2%	1,560	31	2%
General, Property & Liability	408	650	242	37%	4,868	7,800	2,932	38%	7,800	2,932	38%
Umbrella	101	81	(20)	(24%)	1,364	975	(389)	(40%)	975	(389)	(40%)
Worker's Compensation	28	30	3	8%	330	360	30	8%	360	30	8%
<b>TOTAL Insurance</b>	664	891	228	26%	8,092	10,695	2,603	24%	10,695	2,603	24%
<b>Management Fees</b>											
Management Contract	556	1,080	524	48%	13,153	12,960	(193)	(1%)	12,960	(193)	(1%)
<b>TOTAL Management Fees</b>	556	1,080	524	48%	13,153	12,960	(193)	(1%)	12,960	(193)	(1%)
<b>Administration Expenses</b>											
Computer Software Subscription	0	0	0	0%	177	420	243	58%	420	243	58%
Internet Access	416	500	84	17%	4,830	6,000	1,170	19%	6,000	1,170	19%
Miscellaneous	175	0	(175)	(100%)	2,002	0	(2,002)	(100%)	0	(2,002)	0%
Office Supplies	126	50	(76)	(152%)	728	925	197	21%	925	197	21%
Postage	112	50	(62)	(125%)	375	1,505	1,130	75%	1,505	1,130	75%

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Printing and Copying	0	50	50	100%	0	600	600	100%	600	600	100%
<b>TOTAL Administration Expenses</b>	829	650	(179)	(28%)	8,112	9,450	1,338	14%	9,450	1,338	14%
<b>Compensation</b>											
Compensation	8,424	6,778	(1,646)	(24%)	79,086	81,336	2,250	3%	81,336	2,250	3%
<b>TOTAL Compensation</b>	8,424	6,778	(1,646)	(24%)	79,086	81,336	2,250	3%	81,336	2,250	3%
<b>TOTAL General and Administrative Expenses</b>	15,976	10,024	(5,951)	(59%)	162,833	143,561	(19,272)	(13%)	143,561	(19,272)	(13%)
<b>TOTAL Operating Expenses</b>	70,373	38,468	(31,905)	(83%)	656,436	579,186	(77,250)	(13%)	579,186	(77,250)	(13%)
<b>Other Expenses</b>											
Federal Income Tax	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
<b>TOTAL Other Expenses</b>	0	0	0	0%	1,698	0	(1,698)	(100%)	0	(1,698)	0%
<b>TOTAL Expenses</b>	70,373	38,468	(31,905)	(83%)	658,134	579,186	(78,948)	(14%)	579,186	(78,948)	(14%)
<b>NET SURPLUS (DEFICIT)</b>	(18,329)	9,795	(28,124)	(287%)	(24,527)	0	(24,527)	(>999%)	0	24,527	>999%