

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 01/31/2021				YTD 01/31/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	47,947	47,947	0	0%	575,360	527,413	92%
TOTAL Regular Assessments	47,947	47,947	0	0%	47,947	47,947	0	0%	575,360	527,413	92%
Other Assessments											
Working Capital Assessment	600	600	0	0%	600	600	0	0%	7,200	6,600	92%
TOTAL Other Assessments	600	600	0	0%	600	600	0	0%	7,200	6,600	92%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(4,451)	(4,451)	0	0%	(53,414)	(48,963)	92%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(4,451)	(4,451)	0	0%	(53,414)	(48,963)	92%
Other Income											
POA Contribution	1,250	1,250	0	0%	1,250	1,250	0	0%	15,000	13,750	92%
Damage Reimbursements	0	2,000	(2,000)	(100%)	0	2,000	(2,000)	(100%)	24,000	24,000	100%
Architectural Review Fees	900	250	650	260%	900	250	650	260%	3,000	2,100	70%
Compliance Fees	4,000	0	4,000	100%	4,000	0	4,000	100%	0	(4,000)	0%
Interest Income	97	250	(153)	(61%)	97	250	(153)	(61%)	3,000	2,903	97%
RFID Income	320	420	(100)	(24%)	320	420	(100)	(24%)	5,040	4,720	94%
TOTAL Other Income	6,567	4,170	2,397	57%	6,567	4,170	2,397	57%	50,040	43,473	87%
TOTAL Revenues	50,663	48,266	2,397	5%	50,663	48,266	2,397	5%	579,186	528,523	91%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	365	300	(65)	(22%)	365	300	(65)	(22%)	5,375	5,010	93%
TOTAL Electricity	365	300	(65)	(22%)	365	300	(65)	(22%)	5,375	5,010	93%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	7,608	7,609	1	0%	91,308	83,700	92%
Projects	325	0	(325)	(100%)	325	0	(325)	(100%)	32,292	31,967	99%
Irrigation Repairs	295	400	105	26%	295	400	105	26%	8,925	8,630	97%
TOTAL Landscape Maintenance	8,228	8,009	(219)	(3%)	8,228	8,009	(219)	(3%)	132,525	124,297	94%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	0	0	0	0%	0	0	0	0%	30,000	30,000	100%
Flags and Flagpoles(s)	0	200	200	100%	0	200	200	100%	1,000	1,000	100%
Janitorial	0	135	135	100%	0	135	135	100%	1,620	1,620	100%

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Supplies/Cleaning	(11)	345	356	103%	(11)	345	356	103%	4,140	4,151	100%
Lights and Electrical	0	0	0	0%	0	0	0	0%	1,800	1,800	100%
Signage	95	0	(95)	(100%)	95	0	(95)	(100%)	1,000	905	90%
Streets	0	0	0	0%	0	0	0	0%	40,000	40,000	100%
Fences	0	0	0	0%	0	0	0	0%	800	800	100%
TOTAL Repairs and Maintenance	84	680	596	88%	84	680	596	88%	80,360	80,276	100%
Lodge											
Security and Patrols											
Security Monitoring Service	1,409	1,410	1	0%	1,409	1,410	1	0%	16,920	15,511	92%
Access Card Keys	0	125	125	100%	0	125	125	100%	1,500	1,500	100%
Security and Patrols	13,931	14,000	69	0%	13,931	14,000	69	0%	170,000	156,069	92%
TOTAL Security and Patrols	15,340	15,535	195	1%	15,340	15,535	195	1%	188,420	173,080	92%
Exterminating											
Exterminating	0	120	120	100%	0	120	120	100%	480	480	100%
TOTAL Exterminating	0	120	120	100%	0	120	120	100%	480	480	100%
Taxes & Insurance											
Income Taxes	0	0	0	0%	0	0	0	0%	3,600	3,600	100%
Real Property	0	0	0	0%	0	0	0	0%	1,800	1,800	100%
TOTAL Taxes & Insurance	0	0	0	0%	0	0	0	0%	5,400	5,400	100%
Telephone											
Telephone	1,246	945	(301)	(32%)	1,246	945	(301)	(32%)	11,340	10,094	89%
TOTAL Telephone	1,246	945	(301)	(32%)	1,246	945	(301)	(32%)	11,340	10,094	89%
Water and Wastewater											
Water and Wastewater	254	500	246	49%	254	500	246	49%	11,725	11,471	98%
TOTAL Water and Wastewater	254	500	246	49%	254	500	246	49%	11,725	11,471	98%
TOTAL Direct Operating Expenses	25,518	26,089	572	2%	25,518	26,089	572	2%	435,625	410,108	94%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	0	585	585	100%	0	585	585	100%	7,020	7,020	100%
Professional Fees	0	0	0	0%	0	0	0	0%	2,000	2,000	100%
Doc Prep Filing	0	0	0	0%	0	0	0	0%	220	220	100%
TOTAL Professional Fees	0	585	585	100%	0	585	585	100%	12,740	12,740	100%

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Bad Debts											
Bad Debts	30	0	(30)	(100%)	30	0	(30)	(100%)	800	770	96%
Allowance for BD Adjustment	700	0	(700)	(100%)	700	0	(700)	(100%)	0	(700)	0%
TOTAL Bad Debts	730	0	(730)	(100%)	730	0	(730)	(100%)	800	70	9%
Collection Expense											
Collection Expense	0	40	40	100%	0	40	40	100%	480	480	100%
TOTAL Collection Expense	0	40	40	100%	0	40	40	100%	480	480	100%
Homeowner Activities											
Annual Meeting	0	300	300	100%	0	300	300	100%	300	300	100%
Social Events	0	0	0	0%	0	0	0	0%	8,800	8,800	100%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
TOTAL Homeowner Activities	0	300	300	100%	0	300	300	100%	14,100	14,100	100%
Association Communications											
Website	40	0	(40)	(100%)	40	0	(40)	(100%)	1,000	960	96%
TOTAL Association Communications	40	0	(40)	(100%)	40	0	(40)	(100%)	1,000	960	96%
Insurance											
Directors and Officers	124	130	6	5%	124	130	6	5%	1,560	1,436	92%
General, Property & Liability	385	650	265	41%	385	650	265	41%	7,800	7,415	95%
Worker's Compensation	28	30	3	8%	28	30	3	8%	360	333	92%
Umbrella	83	81	(1)	(2%)	83	81	(1)	(2%)	975	892	92%
TOTAL Insurance	619	891	272	31%	619	891	272	31%	10,695	10,076	94%
Management Fees											
Management Contract	1,140	1,080	(60)	(6%)	1,140	1,080	(60)	(6%)	12,960	11,820	91%
TOTAL Management Fees	1,140	1,080	(60)	(6%)	1,140	1,080	(60)	(6%)	12,960	11,820	91%
Administration Expenses											
Computer Software Subscription	774	420	(354)	(84%)	774	420	(354)	(84%)	420	(354)	(84%)
Internet Access	225	500	275	55%	225	500	275	55%	6,000	5,775	96%
Miscellaneous	557	0	(557)	(100%)	557	0	(557)	(100%)	0	(557)	0%
Office Supplies	0	50	50	100%	0	50	50	100%	925	925	100%
Postage	44	200	156	78%	44	200	156	78%	1,505	1,461	97%
Printing and Copying	961	50	(911)	(>999%)	961	50	(911)	(>999%)	600	(361)	(60%)
TOTAL Administration Expenses	2,560	1,220	(1,340)	(110%)	2,560	1,220	(1,340)	(110%)	9,450	6,890	73%
Compensation											

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Compensation	3,966	6,778	2,812	41%	3,966	6,778	2,812	41%	81,336	77,370	95%
TOTAL Compensation	3,966	6,778	2,812	41%	3,966	6,778	2,812	41%	81,336	77,370	95%
TOTAL General and Administrative Expenses	9,055	10,894	1,839	17%	9,055	10,894	1,839	17%	143,561	134,506	94%
TOTAL Operating Expenses	34,573	36,983	2,410	7%	34,573	36,983	2,410	7%	579,186	544,613	94%
TOTAL Expenses	34,573	36,983	2,410	7%	34,573	36,983	2,410	7%	579,186	544,613	94%
NET SURPLUS (DEFICIT)	16,090	11,282	4,807	43%	16,090	11,282	4,807	43%	0	(16,090)	(>999%)

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