

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 02/28/2021				YTD 02/28/2021				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,947	47,947	0	0%	95,893	95,893	0	0%	575,360	479,467	83%
TOTAL Regular Assessments	47,947	47,947	0	0%	95,893	95,893	0	0%	575,360	479,467	83%
Other Assessments											
Working Capital Assessment	200	600	(400)	(67%)	800	1,200	(400)	(33%)	7,200	6,400	89%
TOTAL Other Assessments	200	600	(400)	(67%)	800	1,200	(400)	(33%)	7,200	6,400	89%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(8,902)	(8,902)	0	0%	(53,414)	(44,512)	83%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(8,902)	(8,902)	0	0%	(53,414)	(44,512)	83%
Other Income											
POA Contribution	1,250	1,250	0	0%	2,500	2,500	0	0%	15,000	12,500	83%
Penalties and Interest	755	0	755	100%	755	0	755	100%	0	(755)	0%
Damage Reimbursements	0	2,000	(2,000)	(100%)	0	4,000	(4,000)	(100%)	24,000	24,000	100%
Architectural Review Fees	0	250	(250)	(100%)	900	500	400	80%	3,000	2,100	70%
Compliance Fees	0	0	0	0%	4,000	0	4,000	100%	0	(4,000)	0%
Interest Income	(97)	250	(347)	(139%)	0	500	(500)	(100%)	3,000	3,000	100%
RFID Income	635	420	215	51%	955	840	115	14%	5,040	4,085	81%
TOTAL Other Income	2,543	4,170	(1,627)	(39%)	9,110	8,340	770	9%	50,040	40,930	82%
TOTAL Revenues	46,239	48,266	(2,027)	(4%)	96,901	96,531	370	0%	579,186	482,285	83%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	399	275	(124)	(45%)	764	575	(189)	(33%)	5,375	4,611	86%
TOTAL Electricity	399	275	(124)	(45%)	764	575	(189)	(33%)	5,375	4,611	86%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	15,217	15,218	1	0%	91,308	76,091	83%
Projects	0	5,000	5,000	100%	325	5,000	4,675	94%	32,292	31,967	99%
Irrigation Repairs	1,113	425	(688)	(162%)	1,408	825	(583)	(71%)	8,925	7,517	84%
TOTAL Landscape Maintenance	8,721	13,034	4,313	33%	16,949	21,043	4,094	19%	132,525	115,576	87%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	1,561	5,000	3,439	69%	1,561	5,000	3,439	69%	30,000	28,439	95%
Flags and Flagpoles(s)	0	0	0	0%	0	200	200	100%	1,000	1,000	100%

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Janitorial	0	135	135	100%	0	270	270	100%	1,620	1,620	100%
Supplies/Cleaning	0	345	345	100%	(11)	690	701	102%	4,140	4,151	100%
Lights and Electrical	0	300	300	100%	0	300	300	100%	1,800	1,800	100%
Signage	0	500	500	100%	95	500	405	81%	1,000	905	90%
Streets	0	0	0	0%	0	0	0	0%	40,000	40,000	100%
Fences	789	200	(589)	(295%)	789	200	(589)	(295%)	800	11	1%
TOTAL Repairs and Maintenance	2,350	6,480	4,130	64%	2,435	7,160	4,725	66%	80,360	77,925	97%
Lodge											
Security and Patrols											
Security Monitoring Service	1,409	1,410	1	0%	2,818	2,820	2	0%	16,920	14,102	83%
Access Card Keys	0	125	125	100%	0	250	250	100%	1,500	1,500	100%
Security and Patrols	11,607	14,000	2,393	17%	25,539	28,000	2,461	9%	170,000	144,461	85%
TOTAL Security and Patrols	13,017	15,535	2,518	16%	28,357	31,070	2,713	9%	188,420	160,063	85%
Exterminating											
Exterminating	113	0	(113)	(100%)	113	120	7	6%	480	367	77%
TOTAL Exterminating	113	0	(113)	(100%)	113	120	7	6%	480	367	77%
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	1,091	945	(146)	(15%)	2,337	1,890	(447)	(24%)	11,340	9,003	79%
TOTAL Telephone	1,091	945	(146)	(15%)	2,337	1,890	(447)	(24%)	11,340	9,003	79%
Water and Wastewater											
Water and Wastewater	185	850	665	78%	439	1,350	911	67%	11,725	11,286	96%
TOTAL Water and Wastewater	185	850	665	78%	439	1,350	911	67%	11,725	11,286	96%
TOTAL Direct Operating Expenses	25,876	37,119	11,243	30%	51,393	63,208	11,815	19%	435,625	384,232	88%
General and Administrative Expenses											
Professional Fees											
Auditing	0	0	0	0%	0	0	0	0%	3,500	3,500	100%
Legal Fees	1,254	585	(669)	(114%)	1,254	1,170	(84)	(7%)	7,020	5,766	82%
Professional Fees	0	500	500	100%	0	500	500	100%	2,000	2,000	100%
Doc Prep Filing	0	0	0	0%	0	0	0	0%	220	220	100%
TOTAL Professional Fees	1,254	1,085	(169)	(16%)	1,254	1,670	416	25%	12,740	11,486	90%

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Bad Debts											
Bad Debts	0	0	0	0%	30	0	(30)	(100%)	800	770	96%
Allowance for BD Adjustment	(5,200)	0	5,200	100%	(4,500)	0	4,500	100%	0	4,500	100%
TOTAL Bad Debts	(5,200)	0	5,200	100%	(4,470)	0	4,470	100%	800	5,270	659%
Collection Expense											
Collection Expense	702	40	(662)	(>999%)	702	80	(622)	(778%)	480	(222)	(46%)
TOTAL Collection Expense	702	40	(662)	(>999%)	702	80	(622)	(778%)	480	(222)	(46%)
Homeowner Activities											
Annual Meeting	0	0	0	0%	961	300	(661)	(220%)	300	(661)	(220%)
Social Events	0	2,200	2,200	100%	0	2,200	2,200	100%	8,800	8,800	100%
Holiday Decorations	0	0	0	0%	0	0	0	0%	5,000	5,000	100%
TOTAL Homeowner Activities	0	2,200	2,200	100%	961	2,500	1,539	62%	14,100	13,139	93%
Association Communications											
Elections	0	0	0	0%	774	0	(774)	(100%)	0	(774)	0%
Website	40	0	(40)	(100%)	81	0	(81)	(100%)	1,000	919	92%
TOTAL Association Communications	40	0	(40)	(100%)	855	0	(855)	(100%)	1,000	145	15%
Insurance											
Directors and Officers	128	130	2	2%	252	260	8	3%	1,560	1,308	84%
General, Property & Liability	408	650	242	37%	792	1,300	508	39%	7,800	7,008	90%
Worker's Compensation	28	30	3	8%	55	60	5	8%	360	305	85%
Umbrella	83	81	(1)	(2%)	165	163	(3)	(2%)	975	810	83%
TOTAL Insurance	646	891	246	28%	1,264	1,783	518	29%	10,695	9,431	88%
Management Fees											
Management Contract	1,140	1,080	(60)	(6%)	2,280	2,160	(120)	(6%)	12,960	10,680	82%
TOTAL Management Fees	1,140	1,080	(60)	(6%)	2,280	2,160	(120)	(6%)	12,960	10,680	82%
Administration Expenses											
Computer Software Subscription	0	0	0	0%	0	420	420	100%	420	420	100%
Internet Access	390	500	110	22%	614	1,000	386	39%	6,000	5,386	90%
Miscellaneous	225	0	(225)	(100%)	782	0	(782)	(100%)	0	(782)	0%
Office Supplies	0	200	200	100%	0	250	250	100%	925	925	100%
Postage	24	80	56	70%	67	280	213	76%	1,505	1,438	96%
Printing and Copying	0	50	50	100%	0	100	100	100%	600	600	100%
TOTAL Administration Expenses	639	830	191	23%	1,464	2,050	586	29%	9,450	7,986	85%

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Compensation											
Compensation	6,919	6,778	(141)	(2%)	10,885	13,556	2,671	20%	81,336	70,451	87%
TOTAL Compensation	6,919	6,778	(141)	(2%)	10,885	13,556	2,671	20%	81,336	70,451	87%
TOTAL General and Administrative Expenses	6,139	12,904	6,765	52%	15,195	23,799	8,604	36%	143,561	128,366	89%
TOTAL Operating Expenses	32,015	50,023	18,008	36%	66,588	87,007	20,418	23%	579,186	512,598	89%
TOTAL Expenses	32,015	50,023	18,008	36%	66,588	87,007	20,418	23%	579,186	512,598	89%
NET SURPLUS (DEFICIT)	14,224	(1,758)	15,981	(909%)	30,313	9,525	20,788	218%	0	(30,313)	(>999%)