

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 02/28/2022				YTD 02/28/2022				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	95,894	(1)	0%	575,360	479,467	83%
TOTAL Regular Assessments	47,947	47,947	0	0%	95,893	95,894	(1)	0%	575,360	479,467	83%
Other Assessments											
Working Capital Assessment	400	0	400	100%	1,600	0	1,600	100%	0	(1,600)	0%
TOTAL Other Assessments	400	0	400	100%	1,600	0	1,600	100%	0	(1,600)	0%
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											
Damage Reimbursements	0	417	(417)	(100%)	0	834	(834)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	2,666	2,667	(1)	0%	16,000	13,334	83%
Prior Year Activity	(1,553)	0	(1,553)	(100%)	(1,553)	0	(1,553)	(100%)	0	1,553	100%
Penalties and Interest	0	0	0	0%	50	0	50	100%	0	(50)	0%
Architectural Review Fees	0	750	(750)	(100%)	0	1,500	(1,500)	(100%)	9,000	9,000	100%
Fines	0	0	0	0%	125	0	125	100%	0	(125)	0%
Interest Income	491	333	158	47%	544	667	(123)	(18%)	4,000	3,456	86%
RFID Income	1,380	1,167	213	18%	1,380	2,333	(953)	(41%)	14,000	12,620	90%
TOTAL Other Income	1,651	4,000	(2,349)	(59%)	3,212	8,000	(4,789)	(60%)	48,000	44,789	93%
TOTAL Revenues	45,547	47,496	(1,949)	(4%)	91,803	94,992	(3,189)	(3%)	569,946	478,144	84%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	315	448	133	30%	692	896	204	23%	5,375	4,683	87%
TOTAL Electricity	315	448	133	30%	692	896	204	23%	5,375	4,683	87%
Landscape Maintenance											
Landscape Service Contract	7,608	7,609	1	0%	15,217	15,218	1	0%	91,308	76,091	83%
Projects	862	2,500	1,638	66%	907	5,000	4,093	82%	30,000	29,093	97%
Irrigation Repairs	908	833	(75)	(9%)	2,326	1,666	(660)	(40%)	10,000	7,674	77%
TOTAL Landscape Maintenance	9,379	10,942	1,563	14%	18,450	21,884	3,434	16%	131,308	112,858	86%
Repairs and Maintenance Lodge											
Entr. Gates/Guardhouse	1,413	1,667	254	15%	1,981	3,334	1,353	41%	20,000	18,019	90%

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Fences	0	67	67	100%	0	134	134	100%	800	800	100%
Flags and Flagpoles(s)	0	83	83	100%	0	166	166	100%	1,000	1,000	100%
Janitorial Services	0	135	135	100%	0	270	270	100%	1,620	1,620	100%
Signage	0	42	42	100%	(52)	83	136	163%	500	552	110%
Streets	475	1,667	1,192	71%	475	3,333	2,858	86%	20,000	19,525	98%
Supplies/Cleaning	121	83	(38)	(46%)	453	166	(287)	(173%)	1,000	547	55%
TOTAL Repairs and Maintenance	2,009	3,743	1,734	46%	2,856	7,487	4,631	62%	44,920	42,064	94%
Lodge											
Safety & Security											
Access Card Keys	0	125	125	100%	93	250	157	63%	1,500	1,407	94%
Security and Patrols	15,826	16,667	841	5%	32,604	33,334	730	2%	200,000	167,396	84%
Security Monitoring Service	1,409	1,410	1	0%	2,818	2,820	2	0%	16,920	14,102	83%
TOTAL Safety & Security	17,235	18,202	967	5%	35,515	36,404	889	2%	218,420	182,905	84%
Exterminating											
Exterminating	0	40	40	100%	0	80	80	100%	480	480	100%
TOTAL Exterminating	0	40	40	100%	0	80	80	100%	480	480	100%
Taxes & Insurance											
Income Taxes	0	300	300	100%	0	600	600	100%	3,600	3,600	100%
Real Property	0	150	150	100%	0	300	300	100%	1,800	1,800	100%
TOTAL Taxes & Insurance	0	450	450	100%	0	900	900	100%	5,400	5,400	100%
Telephone											
Telephone	922	250	(672)	(269%)	1,845	500	(1,345)	(269%)	3,000	1,155	39%
TOTAL Telephone	922	250	(672)	(269%)	1,845	500	(1,345)	(269%)	3,000	1,155	39%
Water and Wastewater											
Water and Wastewater	357	958	601	63%	517	1,916	1,399	73%	11,500	10,983	96%
TOTAL Water and Wastewater	357	958	601	63%	517	1,916	1,399	73%	11,500	10,983	96%
TOTAL Direct Operating Expenses	30,217	35,033	4,817	14%	59,875	70,067	10,192	15%	420,402	360,527	86%
General and Administrative Expenses											
Professional Fees											
Auditing	0	292	292	100%	0	584	584	100%	3,500	3,500	100%
Doc Prep Filing	0	18	18	100%	0	36	36	100%	220	220	100%
Legal Fees	0	1,250	1,250	100%	0	2,500	2,500	100%	15,000	15,000	100%
Reserve Study	1,575	0	(1,575)	(100%)	1,575	0	(1,575)	(100%)	0	(1,575)	0%
TOTAL Professional Fees	1,575	1,560	(15)	(1%)	1,575	3,120	1,545	50%	18,720	17,145	92%

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Bad Debts											
Bad Debts	0	83	83	100%	0	166	166	100%	1,000	1,000	100%
TOTAL Bad Debts	0	83	83	100%	0	166	166	100%	1,000	1,000	100%
Collection Expense											
Collection Expense	450	125	(325)	(260%)	450	250	(200)	(80%)	1,500	1,050	70%
TOTAL Collection Expense	450	125	(325)	(260%)	450	250	(200)	(80%)	1,500	1,050	70%
Homeowner Activities											
Annual Meeting	0	150	150	100%	0	300	300	100%	1,800	1,800	100%
Holiday Decorations	0	417	417	100%	0	834	834	100%	5,000	5,000	100%
Social Events	0	733	733	100%	0	1,466	1,466	100%	8,800	8,800	100%
TOTAL Homeowner Activities	0	1,300	1,300	100%	0	2,600	2,600	100%	15,600	15,600	100%
Association Communications											
Website	48	0	(48)	(100%)	96	0	(96)	(100%)	600	504	84%
TOTAL Association Communications	48	0	(48)	(100%)	96	0	(96)	(100%)	600	504	84%
Insurance											
Directors and Officers	134	133	(1)	0%	261	266	5	2%	1,600	1,339	84%
General, Property & Liability	375	650	275	42%	783	1,300	517	40%	7,800	7,017	90%
Umbrella	0	167	167	100%	101	334	233	70%	2,000	1,899	95%
Worker's Compensation	28	30	3	8%	55	60	5	8%	360	305	85%
TOTAL Insurance	536	980	444	45%	1,200	1,960	760	39%	11,760	10,560	90%
Management Fees											
Management Contract	1,224	1,168	(56)	(5%)	2,336	2,336	0	0%	14,016	11,680	83%
TOTAL Management Fees	1,224	1,168	(56)	(5%)	2,336	2,336	0	0%	14,016	11,680	83%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	38	33	(4)	(13%)	200	162	81%
Internet Access	441	167	(274)	(165%)	857	333	(524)	(157%)	2,000	1,143	57%
Miscellaneous	458	0	(458)	(100%)	899	0	(899)	(100%)	0	(899)	0%
Office Supplies	79	77	(2)	(3%)	152	154	2	1%	925	773	84%
Postage	35	105	69	66%	35	209	174	83%	1,256	1,221	97%
Printing and Copying	0	50	50	100%	1,253	100	(1,153)	(>999%)	600	(653)	(109%)
TOTAL Administration Expenses	1,014	415	(599)	(144%)	3,235	830	(2,405)	(290%)	4,981	1,746	35%
Compensation											
Compensation	6,884	6,780	(104)	(2%)	13,825	13,560	(265)	(2%)	81,366	67,541	83%

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TOTAL Compensation	6,884	6,780	(104)	(2%)	13,825	13,560	(265)	(2%)	81,366	67,541	83%
TOTAL General and Administrative Expenses	11,730	12,411	681	5%	22,716	24,822	2,106	8%	149,543	126,827	85%
TOTAL Operating Expenses	41,947	47,444	5,497	12%	82,591	94,889	12,297	13%	569,946	487,354	86%
TOTAL Expenses	41,947	47,444	5,497	12%	82,591	94,889	12,297	13%	569,946	487,354	86%
NET SURPLUS (DEFICIT)	3,600	51	3,548	>999%	9,211	103	9,108	>999%	1	(9,211)	(>999%)