

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 07/31/2022				YTD 07/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	47,354	47,947	(593)	(1%)	335,034	335,629	(595)	0%	575,360	240,326	42%
TOTAL Regular Assessments	47,354	47,947	(593)	(1%)	335,034	335,629	(595)	0%	575,360	240,326	42%
Other Assessments											
Working Capital Assessment	200	0	200	100%	4,000	0	4,000	100%	0	(4,000)	0%
TOTAL Other Assessments	200	0	200	100%	4,000	0	4,000	100%	0	(4,000)	0%
Assessment Allocation											
Assessment Allocation	(4,451)	(4,451)	0	0%	(31,158)	(31,158)	0	0%	(53,414)	(22,256)	42%
TOTAL Assessment Allocation	(4,451)	(4,451)	0	0%	(31,158)	(31,158)	0	0%	(53,414)	(22,256)	42%
Other Income											
Collection Income	694	0	694	100%	934	0	934	100%	0	(934)	0%
Damage Reimbursements	0	417	(417)	(100%)	0	2,917	(2,917)	(100%)	5,000	5,000	100%
Hills CC Road Contribution	1,333	1,333	0	0%	9,331	9,333	(2)	0%	16,000	6,669	42%
Maintenance Labor Reimbursement	125	0	125	100%	375	0	375	100%	0	(375)	0%
Prior Year Activity	(34,400)	0	(34,400)	(100%)	(1,553)	0	(1,553)	(100%)	0	1,553	100%
Penalties and Interest	75	0	75	100%	200	0	200	100%	0	(200)	0%
Architectural Review Fees	0	750	(750)	(100%)	5,975	5,250	725	14%	9,000	3,025	34%
Fines	100	0	100	100%	425	0	425	100%	0	(425)	0%
Interest Income	96	333	(238)	(71%)	1,458	2,333	(875)	(38%)	4,000	2,542	64%
RFID Income	745	1,167	(422)	(36%)	5,800	8,167	(2,367)	(29%)	14,000	8,200	59%
TOTAL Other Income	(31,232)	4,000	(35,232)	(881%)	22,945	28,000	(5,055)	(18%)	48,000	25,055	52%
TOTAL Revenues	11,871	47,496	(35,625)	(75%)	330,821	332,471	(1,650)	0%	569,946	239,125	42%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	635	448	(187)	(42%)	2,954	3,136	182	6%	5,375	2,420	45%
Landscape Maintenance											
Landscape Service Contract	7,132	7,609	477	6%	52,169	53,263	1,094	2%	91,308	39,139	43%
Projects	120	2,500	2,380	95%	12,239	17,500	5,261	30%	30,000	17,761	59%
Irrigation Repairs	0	833	833	100%	3,216	5,831	2,615	45%	10,000	6,784	68%
TOTAL Landscape Maintenance	7,252	10,942	3,690	34%	67,624	76,594	8,970	12%	131,308	63,684	48%
Repairs and Maint											

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Entr. Gates/Guardhouse	7,165	1,667	(5,498)	(330%)	12,302	11,669	(633)	(5%)	20,000	7,698	38%
Fences	0	67	67	100%	0	469	469	100%	800	800	100%
Flags and Flagpoles(s)	0	83	83	100%	425	581	156	27%	1,000	575	57%
Janitorial Services	164	135	(29)	(21%)	775	945	170	18%	1,620	845	52%
Signage	1,227	42	(1,186)	(>999%)	1,779	292	(1,487)	(510%)	500	(1,279)	(256%)
Streets	0	1,667	1,667	100%	525	11,667	11,142	95%	20,000	19,475	97%
Supplies/Cleaning	0	83	83	100%	864	581	(283)	(49%)	1,000	136	14%
TOTAL Repairs and Maint	8,556	3,743	(4,813)	(129%)	16,669	26,203	9,534	36%	44,920	28,251	63%
Safety & Security											
Access Card Keys	4,368	125	(4,243)	(>999%)	6,872	875	(5,997)	(685%)	1,500	(5,372)	(358%)
Security and Patrols	21,167	16,667	(4,500)	(27%)	113,442	116,669	3,227	3%	200,000	86,558	43%
Security Monitoring Service	1,409	1,410	1	0%	9,864	9,870	6	0%	16,920	7,056	42%
TOTAL Safety & Security	26,944	18,202	(8,742)	(48%)	130,178	127,414	(2,764)	(2%)	218,420	88,242	40%
Exterminating											
Exterminating	40	40	0	0%	314	280	(34)	(12%)	480	166	35%
Taxes & Insurance											
Income Taxes	0	300	300	100%	42	2,100	2,058	98%	3,600	3,558	99%
Real Property	0	150	150	100%	827	1,050	223	21%	1,800	973	54%
TOTAL Taxes & Insurance	0	450	450	100%	869	3,150	2,281	72%	5,400	4,531	84%
Telephone											
Telephone	1,564	250	(1,314)	(526%)	6,796	1,750	(5,046)	(288%)	3,000	(3,796)	(127%)
Water and Wastewater											
Water and Wastewater	2,442	958	(1,484)	(155%)	5,487	6,706	1,219	18%	11,500	6,013	52%
TOTAL Direct Operating Expenses	47,434	35,033	(12,400)	(35%)	230,891	245,233	14,343	6%	420,402	189,512	45%
Admin Expenses											
Professional Fees											
Auditing	0	292	292	100%	175	2,044	1,869	91%	3,500	3,325	95%
Doc Prep Filing	0	18	18	100%	0	126	126	100%	220	220	100%
Legal Fees	1,555	1,250	(305)	(24%)	3,623	8,750	5,127	59%	15,000	11,377	76%
TOTAL Professional Fees	1,555	1,560	5	0%	3,798	10,920	7,122	65%	18,720	14,922	80%
Bad Debts											
Bad Debts	0	83	83	100%	0	581	581	100%	1,000	1,000	100%
Collection Expense											
Collection Expense	164	125	(39)	(32%)	1,527	875	(652)	(75%)	1,500	(27)	(2%)

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Homeowner Activities											
Annual Meeting	0	150	150	100%	296	1,050	754	72%	1,800	1,504	84%
Holiday Decorations	0	417	417	100%	0	2,919	2,919	100%	5,000	5,000	100%
Social Events	300	733	433	59%	4,608	5,131	523	10%	8,800	4,192	48%
TOTAL Homeowner Activities	300	1,300	1,000	77%	4,904	9,100	4,196	46%	15,600	10,696	69%
Association Communications											
Website	44	0	(44)	(100%)	314	600	286	48%	600	286	48%
Insurance & Taxes											
Directors and Officers	134	133	(1)	0%	929	931	2	0%	1,600	671	42%
General, Property & Liability	375	650	275	42%	2,580	4,550	1,970	43%	7,800	5,220	67%
Umbrella	153	167	14	8%	581	1,169	588	50%	2,000	1,419	71%
Worker's Compensation	28	30	3	8%	193	210	18	8%	360	168	47%
TOTAL Insurance & Taxes	690	980	290	30%	4,282	6,860	2,578	38%	11,760	7,478	64%
Management Fees											
Management Contract	1,054	1,168	114	10%	7,595	8,176	581	7%	14,016	6,421	46%
Administration Expenses											
Computer Software Subscription	0	17	17	100%	891	117	(774)	(663%)	200	(691)	(345%)
Internet Access	150	167	17	10%	3,098	1,167	(1,931)	(166%)	2,000	(1,098)	(55%)
Miscellaneous	550	0	(550)	(100%)	2,160	0	(2,160)	(100%)	0	(2,160)	0%
Office Supplies	165	77	(88)	(114%)	1,014	539	(475)	(88%)	925	(89)	(10%)
Postage	46	105	58	56%	124	733	609	83%	1,256	1,132	90%
Printing and Copying	0	50	50	100%	1,253	350	(903)	(258%)	600	(653)	(109%)
TOTAL Administration Expenses	911	415	(496)	(120%)	8,539	2,905	(5,634)	(194%)	4,981	(3,558)	(71%)
Compensation											
Compensation	7,323	6,780	(543)	(8%)	50,306	47,460	(2,846)	(6%)	81,366	31,060	38%
TOTAL Admin Expenses	12,040	12,411	371	3%	81,266	87,477	6,212	7%	149,543	68,278	46%
TOTAL Operating Expenses	59,474	47,444	(12,030)	(25%)	312,156	332,711	20,554	6%	569,946	257,789	45%
TOTAL Expenses	59,474	47,444	(12,030)	(25%)	312,156	332,711	20,554	6%	569,946	257,789	45%
NET SURPLUS (DEFICIT)	(47,603)	51	(47,655)	(>999%)	18,665	(239)	18,904	(>999%)	1	(18,664)	(>999%)

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