# 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 12/31/2022 | | | | YTD 12/31/2022 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| **Revenues** | | | | | | | | | | | |
| **Regular Assessments** | | | | | | | | | | | |
| Full Rate | 48,070 | 47,943 | 127 | 0% | 575,360 | 575,360 | 0 | 0% | 575,360 | 0 | 0% |
| **TOTAL Regular Assessments** | 48,070 | 47,943 | 127 | 0% | 575,360 | 575,360 | 0 | 0% | 575,360 | 0 | 0% |
| **Other Assessments** | | | | | | | | | | | |
| Working Capital Assessment | 400 | 0 | 400 | 100% | 6,200 | 0 | 6,200 | 100% | 0 | (6,200) | 0% |
| **TOTAL Other Assessments** | 400 | 0 | 400 | 100% | 6,200 | 0 | 6,200 | 100% | 0 | (6,200) | 0% |
| **Assessment Allocation** | | | | | | | | | | | |
| Assessment Allocation | (4,451) | (4,451) | 0 | 0% | (53,414) | (53,414) | 0 | 0% | (53,414) | 0 | 0% |
| **TOTAL Assessment Allocation** | (4,451) | (4,451) | 0 | 0% | (53,414) | (53,414) | 0 | 0% | (53,414) | 0 | 0% |
| **Other Income** | | | | | | | | | | | |
| Collection Income | 319 | 0 | 319 | 100% | 1,503 | 0 | 1,503 | 100% | 0 | (1,503) | 0% |
| Damage Reimbursements | 0 | 417 | (417) | (100%) | 0 | 5,000 | (5,000) | (100%) | 5,000 | 5,000 | 100% |
| Hills CC Road Contribution | 1,333 | 1,333 | 0 | 0% | 21,752 | 16,000 | 5,752 | 36% | 16,000 | (5,752) | (36%) |
| Maintenance Labor Reimbursement | 0 | 0 | 0 | 0% | 549 | 0 | 549 | 100% | 0 | (549) | 0% |
| Miscellaneous Income | (319) | 0 | (319) | (100%) | 0 | 0 | 0 | 0% | 0 | 0 | 0% |
| Prior Year Activity | 0 | 0 | 0 | 0% | (5,406) | 0 | (5,406) | (100%) | 0 | 5,406 | 100% |
| Penalties and Interest | 0 | 0 | 0 | 0% | 225 | 0 | 225 | 100% | 0 | (225) | 0% |
| Architectural Review Fees | 0 | 750 | (750) | (100%) | 6,825 | 9,000 | (2,175) | (24%) | 9,000 | 2,175 | 24% |
| Fines | 0 | 0 | 0 | 0% | 650 | 0 | 650 | 100% | 0 | (650) | 0% |
| Interest Income | 154 | 333 | (179) | (54%) | 3,109 | 4,000 | (891) | (22%) | 4,000 | 891 | 22% |
| RFID Income | 490 | 1,167 | (677) | (58%) | 9,198 | 14,000 | (4,802) | (34%) | 14,000 | 4,802 | 34% |
| **TOTAL Other Income** | 1,977 | 4,000 | (2,023) | (51%) | 38,404 | 48,000 | (9,596) | (20%) | 48,000 | 9,596 | 20% |
| **TOTAL Revenues** | 45,996 | 47,492 | (1,496) | (3%) | 566,550 | 569,946 | (3,396) | (1%) | 569,946 | 3,396 | 1% |
| **Expenses** | | | | | | | | | | | |
| **Operating Expenses** | | | | | | | | | | | |
| **Direct Operating Expenses** | | | | | | | | | | | |
| **Electricity** | | | | | | | | | | | |
| Electricity - General | 459 | 447 | (12) | (3%) | 5,049 | 5,375 | 326 | 6% | 5,375 | 326 | 6% |
| **Landscape Maintenance** | | | | | | | | | | | |
| Landscape Service Contract | 7,727 | 7,609 | (118) | (2%) | 90,591 | 91,308 | 717 | 1% | 91,308 | 717 | 1% |
| Materials | 218 | 0 | (218) | (100%) | 218 | 0 | (218) | (100%) | 0 | (218) | 0% |
| Projects | (9,687) | 2,500 | 12,187 | 487% | 22,124 | 30,000 | 7,876 | 26% | 30,000 | 7,876 | 26% |
| Irrigation Repairs | 450 | 837 | 387 | 46% | 7,860 | 10,000 | 2,140 | 21% | 10,000 | 2,140 | 21% |

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### *Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 12/31/2022 | | | | YTD 12/31/2022 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| **TOTAL Landscape Maintenance** | (1,292) | 10,946 | 12,238 | 112% | 120,793 | 131,308 | 10,515 | 8% | 131,308 | 10,515 | 8% |
| **Repairs and Maint** | | | | | | | | | | | |
| Entr. Gates/Guardhouse | 1,069 | 1,663 | 594 | 36% | 28,074 | 20,000 | (8,074) | (40%) | 20,000 | (8,074) | (40%) |
| Fences | 360 | 63 | (297) | (471%) | 360 | 800 | 440 | 55% | 800 | 440 | 55% |
| Flags and Flagpoles(s) | 448 | 87 | (361) | (415%) | 1,046 | 1,000 | (46) | (5%) | 1,000 | (46) | (5%) |
| Janitorial Services | 0 | 135 | 135 | 100% | 1,832 | 1,620 | (212) | (13%) | 1,620 | (212) | (13%) |
| Signage | 660 | 42 | (619) | (>999%) | 3,160 | 500 | (2,660) | (532%) | 500 | (2,660) | (532%) |
| Streets | 0 | 1,667 | 1,667 | 100% | 525 | 20,000 | 19,475 | 97% | 20,000 | 19,475 | 97% |
| Supplies/Cleaning | 13 | 87 | 74 | 85% | 978 | 1,000 | 22 | 2% | 1,000 | 22 | 2% |
| **TOTAL Repairs and Maint** | 2,551 | 3,743 | 1,193 | 32% | 35,976 | 44,920 | 8,944 | 20% | 44,920 | 8,944 | 20% |
| **Safety & Security** | | | | | | | | | | | |
| Access Card Keys | 194 | 125 | (69) | (56%) | 3,357 | 1,500 | (1,857) | (124%) | 1,500 | (1,857) | (124%) |
| Security and Patrols | 25,847 | 16,663 | (9,184) | (55%) | 243,050 | 200,000 | (43,050) | (22%) | 200,000 | (43,050) | (22%) |
| Security Monitoring Service | 1,409 | 1,410 | 1 | 0% | 16,909 | 16,920 | 11 | 0% | 16,920 | 11 | 0% |
| **TOTAL Safety & Security** | 27,451 | 18,198 | (9,253) | (51%) | 263,316 | 218,420 | (44,896) | (21%) | 218,420 | (44,896) | (21%) |
| **Exterminating** | | | | | | | | | | | |
| Exterminating | 1 | 40 | 39 | 97% | 476 | 480 | 4 | 1% | 480 | 4 | 1% |
| **Taxes & Insurance** | | | | | | | | | | | |
| Income Taxes | 0 | 300 | 300 | 100% | 42 | 3,600 | 3,558 | 99% | 3,600 | 3,558 | 99% |
| Real Property | 0 | 150 | 150 | 100% | 827 | 1,800 | 973 | 54% | 1,800 | 973 | 54% |
| **TOTAL Taxes & Insurance** | 0 | 450 | 450 | 100% | 869 | 5,400 | 4,531 | 84% | 5,400 | 4,531 | 84% |
| **Telephone** | | | | | | | | | | | |
| Telephone | 1,108 | 250 | (858) | (343%) | 11,739 | 3,000 | (8,739) | (291%) | 3,000 | (8,739) | (291%) |
| **Water and Wastewater** | | | | | | | | | | | |
| Water and Wastewater | 1,075 | 962 | (113) | (12%) | 16,556 | 11,500 | (5,056) | (44%) | 11,500 | (5,056) | (44%) |
| **TOTAL Direct Operating Expenses** | 31,353 | 35,036 | 3,683 | 11% | 454,773 | 420,402 | (34,371) | (8%) | 420,402 | (34,371) | (8%) |
| **Admin Expenses** | | | | | | | | | | | |
| **Professional Fees** | | | | | | | | | | | |
| Auditing | 0 | 288 | 288 | 100% | 175 | 3,500 | 3,325 | 95% | 3,500 | 3,325 | 95% |
| Doc Prep Filing | 0 | 22 | 22 | 100% | 0 | 220 | 220 | 100% | 220 | 220 | 100% |
| Legal Fees | 1,797 | 1,250 | (547) | (44%) | 12,867 | 15,000 | 2,133 | 14% | 15,000 | 2,133 | 14% |
| **TOTAL Professional Fees** | 1,797 | 1,560 | (237) | (15%) | 13,042 | 18,720 | 5,678 | 30% | 18,720 | 5,678 | 30% |
| **Bad Debts** | | | | | | | | | | | |
| Bad Debt Expense | 0 | 87 | 87 | 100% | (1) | 1,000 | 1,001 | 100% | 1,000 | 1,001 | 100% |

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### *Operating Fund*

*(Amounts rounded to nearest dollar)*

| | Month Ending 12/31/2022 | | | | YTD 12/31/2022 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| **Collection Expense** | | | | | | | | | | | |
| Collection Expense | 164 | 125 | (39) | (32%) | 3,627 | 1,500 | (2,127) | (142%) | 1,500 | (2,127) | (142%) |
| **Homeowner Activities** | | | | | | | | | | | |
| Annual Meeting | 22 | 150 | 128 | 86% | 317 | 1,800 | 1,483 | 82% | 1,800 | 1,483 | 82% |
| Holiday Decorations | 8,651 | 413 | (8,238) | (>999%) | 8,651 | 5,000 | (3,651) | (73%) | 5,000 | (3,651) | (73%) |
| Social Events | 530 | 737 | 207 | 28% | 9,601 | 8,800 | (801) | (9%) | 8,800 | (801) | (9%) |
| **TOTAL Homeowner Activities** | 9,202 | 1,300 | (7,902) | (608%) | 18,569 | 15,600 | (2,969) | (19%) | 15,600 | (2,969) | (19%) |
| **Association Communications** | | | | | | | | | | | |
| Website | 44 | 0 | (44) | (100%) | 532 | 600 | 68 | 11% | 600 | 68 | 11% |
| **Insurance** | | | | | | | | | | | |
| Directors and Officers | 134 | 137 | 3 | 3% | 1,596 | 1,600 | 4 | 0% | 1,600 | 4 | 0% |
| General, Property & Liability | 375 | 650 | 275 | 42% | 4,456 | 7,800 | 3,344 | 43% | 7,800 | 3,344 | 43% |
| Insurance | 1,697 | 0 | (1,697) | (100%) | 1,697 | 0 | (1,697) | (100%) | 0 | (1,697) | 0% |
| Umbrella | 153 | 163 | 10 | 6% | 1,348 | 2,000 | 652 | 33% | 2,000 | 652 | 33% |
| Worker's Compensation | 28 | 30 | 3 | 8% | 330 | 360 | 30 | 8% | 360 | 30 | 8% |
| **TOTAL Insurance** | 2,387 | 980 | (1,407) | (144%) | 9,427 | 11,760 | 2,333 | 20% | 11,760 | 2,333 | 20% |
| **Management Fees** | | | | | | | | | | | |
| Management Contract | 649 | 1,168 | 519 | 44% | 12,358 | 14,016 | 1,658 | 12% | 14,016 | 1,658 | 12% |
| **Administration Expenses** | | | | | | | | | | | |
| Administration | 371 | 0 | (371) | (100%) | 371 | 0 | (371) | (100%) | 0 | (371) | 0% |
| Computer Software Subscription | 0 | 17 | 17 | 100% | 891 | 200 | (691) | (345%) | 200 | (691) | (345%) |
| Internet Access | 747 | 167 | (580) | (348%) | 6,231 | 2,000 | (4,231) | (212%) | 2,000 | (4,231) | (212%) |
| Miscellaneous | 377 | 0 | (377) | (100%) | 6,233 | 0 | (6,233) | (100%) | 0 | (6,233) | 0% |
| Office Supplies | 90 | 78 | (12) | (15%) | 1,615 | 925 | (690) | (75%) | 925 | (690) | (75%) |
| Postage | 0 | 105 | 105 | 100% | 189 | 1,256 | 1,067 | 85% | 1,256 | 1,067 | 85% |
| Printing and Copying | 0 | 50 | 50 | 100% | 1,253 | 600 | (653) | (109%) | 600 | (653) | (109%) |
| **TOTAL Administration Expenses** | 1,585 | 416 | (1,169) | (281%) | 16,783 | 4,981 | (11,802) | (237%) | 4,981 | (11,802) | (237%) |
| **Compensation** | | | | | | | | | | | |
| Compensation | 7,323 | 6,786 | (537) | (8%) | 92,024 | 81,366 | (10,658) | (13%) | 81,366 | (10,658) | (13%) |
| **TOTAL Admin Expenses** | 23,150 | 12,422 | (10,728) | (86%) | 166,362 | 149,543 | (16,819) | (11%) | 149,543 | (16,819) | (11%) |
| **TOTAL Operating Expenses** | 54,503 | 47,458 | (7,045) | (15%) | 621,135 | 569,946 | (51,190) | (9%) | 569,946 | (51,190) | (9%) |
| **TOTAL Expenses** | 54,503 | 47,458 | (7,045) | (15%) | 621,135 | 569,946 | (51,190) | (9%) | 569,946 | (51,190) | (9%) |
| **NET SURPLUS (DEFICIT)** | (8,507) | 34 | (8,541) | (>999%) | (54,585) | 1 | (54,586) | (>999%) | 1 | 54,586 | >999% |