

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 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	60,697	60,697	0	0%	60,697	60,697	0	0%	728,360	667,663	92%
TOTAL Regular Assessments	60,697	60,697	0	0%	60,697	60,697	0	0%	728,360	667,663	92%
Other Assessments											
Working Capital Assessment	200	569	(369)	(65%)	200	569	(369)	(65%)	6,825	6,625	97%
TOTAL Other Assessments	200	569	(369)	(65%)	200	569	(369)	(65%)	6,825	6,625	97%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,161)	0	0%	(3,161)	(3,161)	0	0%	(37,928)	(34,767)	92%
TOTAL Assessment Allocation	(3,161)	(3,161)	0	0%	(3,161)	(3,161)	0	0%	(37,928)	(34,767)	92%
Other Income											
Collection Income	300	25	275	>999%	300	25	275	>999%	300	0	0%
Damage Reimbursements	0	125	(125)	(100%)	0	125	(125)	(100%)	1,500	1,500	100%
Hills CC Road Contribution	1,500	733	767	105%	1,500	733	767	105%	8,800	7,300	83%
Penalties and Interest	50	101	(51)	(50%)	50	101	(51)	(50%)	1,206	1,156	96%
Architectural Review Fees	0	2,576	(2,576)	(100%)	0	2,576	(2,576)	(100%)	30,914	30,914	100%
Compliance Fees	0	667	(667)	(100%)	0	667	(667)	(100%)	8,000	8,000	100%
Fines	0	44	(44)	(100%)	0	44	(44)	(100%)	525	525	100%
Interest Income	136	125	11	9%	136	125	11	9%	1,500	1,364	91%
RFID Income	625	2,330	(1,705)	(73%)	625	2,330	(1,705)	(73%)	27,962	27,337	98%
TOTAL Other Income	2,611	6,726	(4,114)	(61%)	2,611	6,726	(4,114)	(61%)	80,707	78,096	97%
TOTAL Revenues	60,347	64,831	(4,483)	(7%)	60,347	64,831	(4,483)	(7%)	777,964	717,617	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	421	493	72	15%	421	493	72	15%	5,912	5,491	93%
Landscape Maintenance											
Landscape Service Contract	7,648	9,068	1,420	16%	7,648	9,068	1,420	16%	108,821	101,173	93%
Lot Mow	0	13	13	100%	0	13	13	100%	158	158	100%
Projects	0	3,328	3,328	100%	0	3,328	3,328	100%	39,940	39,940	100%
Irrigation Repairs	0	1,691	1,691	100%	0	1,691	1,691	100%	20,290	20,290	100%
TOTAL Landscape Maintenance	7,648	14,100	6,452	46%	7,648	14,100	6,452	46%	169,209	161,561	95%
Repairs and Maint											

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Entr. Gates/Guardhouse	400	4,578	4,178	91%	400	4,578	4,178	91%	54,936	54,536	99%
Flags and Flagpoles(s)	0	120	120	100%	0	120	120	100%	1,440	1,440	100%
General Repairs	0	150	150	100%	0	150	150	100%	1,800	1,800	100%
Janitorial Services	107	104	(3)	(3%)	107	104	(3)	(3%)	1,250	1,143	91%
Lights and Electrical	0	140	140	100%	0	140	140	100%	1,685	1,685	100%
Signage	0	132	132	100%	0	132	132	100%	1,584	1,584	100%
Streets	0	1,757	1,757	100%	0	1,757	1,757	100%	21,082	21,082	100%
Supplies/Cleaning	69	157	88	56%	69	157	88	56%	1,886	1,818	96%
TOTAL Repairs and Maint	576	7,138	6,562	92%	576	7,138	6,562	92%	85,663	85,087	99%
Safety & Security											
Access Card Keys	0	(36)	(36)	100%	0	(36)	(36)	100%	(432)	(432)	100%
Security and Patrols	19,920	21,450	1,530	7%	19,920	21,450	1,530	7%	257,400	237,480	92%
Security Monitoring Service	1,454	1,691	237	14%	1,454	1,691	237	14%	20,290	18,836	93%
TOTAL Safety & Security	21,374	23,105	1,731	7%	21,374	23,105	1,731	7%	277,258	255,884	92%
Exterminating											
Exterminating	40	61	21	34%	40	61	21	34%	734	694	95%
Taxes & Insurance											
Income Taxes	0	5	5	100%	0	5	5	100%	58	58	100%
Real Property	0	163	163	100%	0	163	163	100%	1,958	1,958	100%
TOTAL Taxes & Insurance	0	168	168	100%	0	168	168	100%	2,016	2,016	100%
Telephone											
Telephone	1,062	1,114	52	5%	1,062	1,114	52	5%	13,363	12,301	92%
Water and Wastewater											
Water and Wastewater	231	839	608	72%	231	839	608	72%	10,066	9,835	98%
TOTAL Direct Operating Expenses	31,351	47,018	15,667	33%	31,351	47,018	15,667	33%	564,220	532,869	94%
Admin Expenses											
Professional Fees											
Auditing	0	67	67	100%	0	67	67	100%	806	806	100%
Legal Fees	0	1,588	1,588	100%	0	1,588	1,588	100%	19,051	19,051	100%
Professional Fees	0	7	7	100%	0	7	7	100%	86	86	100%
TOTAL Professional Fees	0	1,662	1,662	100%	0	1,662	1,662	100%	19,944	19,944	100%
Bad Debts											
Bad Debt Expense	0	0	0	100%	0	0	0	100%	0	0	100%
Collection Expense											

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Collection Expense	180	0	(180)	(100%)	180	0	(180)	(100%)	0	(180)	0%
Homeowner Activities											
Annual Meeting	501	148	(353)	(239%)	501	148	(353)	(239%)	1,771	1,270	72%
Holiday Decorations	0	337	337	100%	0	337	337	100%	4,046	4,046	100%
Social Events	0	1,321	1,321	100%	0	1,321	1,321	100%	15,854	15,854	100%
TOTAL Homeowner Activities	501	1,806	1,305	72%	501	1,806	1,305	72%	21,672	21,171	98%
Association Communications											
Website	44	0	(44)	(100%)	44	0	(44)	(100%)	0	(44)	0%
Insurance											
Directors and Officers	134	156	23	14%	134	156	23	14%	1,872	1,739	93%
General, Property & Liability	375	466	91	19%	375	466	91	19%	5,587	5,212	93%
Umbrella	153	54	(99)	(184%)	153	54	(99)	(184%)	648	495	76%
Worker's Compensation	28	34	7	19%	28	34	7	19%	403	376	93%
TOTAL Insurance	690	710	20	3%	690	710	20	3%	8,510	7,821	92%
Management Fees											
Management Contract	715	1,285	570	44%	715	1,285	570	44%	15,418	14,703	95%
Administration Expenses											
Administration	389	0	(389)	(100%)	389	0	(389)	(100%)	0	(389)	0%
Computer Software Subscription	43	96	53	55%	43	96	53	55%	1,152	1,109	96%
Internet Access	360	544	184	34%	360	544	184	34%	6,523	6,163	94%
Miscellaneous	2,099	271	(1,828)	(675%)	2,099	271	(1,828)	(675%)	3,254	1,155	36%
Office Supplies	125	157	32	20%	125	157	32	20%	1,886	1,761	93%
Postage	0	29	29	100%	0	29	29	100%	346	346	100%
Printing and Copying	21	125	104	83%	21	125	104	83%	1,498	1,476	99%
TOTAL Administration Expenses	3,037	1,222	(1,815)	(149%)	3,037	1,222	(1,815)	(149%)	14,659	11,622	79%
Compensation											
Compensation	8,910	8,431	(479)	(6%)	8,910	8,431	(479)	(6%)	101,174	92,264	91%
TOTAL Admin Expenses	14,077	15,116	1,039	7%	14,077	15,116	1,039	7%	181,378	167,300	92%
TOTAL Operating Expenses	45,429	62,134	16,705	27%	45,429	62,134	16,705	27%	745,598	700,169	94%
Other Expenses											
Federal Income Tax	0	(29)	(29)	100%	0	(29)	(29)	100%	(346)	(346)	100%
Contingency	0	2,739	2,739	100%	0	2,739	2,739	100%	32,866	32,866	100%
TOTAL Other Expenses	0	2,710	2,710	100%	0	2,710	2,710	100%	32,520	32,520	100%
TOTAL Expenses	45,429	64,844	19,415	30%	45,429	64,844	19,415	30%	778,118	732,690	94%

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NET SURPLUS (DEFICIT)	14,919	(14)	14,932	(>999%)	14,919	(14)	14,932	(>999%)	(154)	(15,073)	>999%