

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 11/30/2023				YTD 11/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,798	60,697	101	0%	666,546	667,667	(1,121)	0%	728,360	61,814	8%
Other Assessments											
Working Capital Assessment	0	569	(569)	(100%)	3,000	6,259	(3,259)	(52%)	6,825	3,825	56%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,161)	0	0%	(34,768)	(34,771)	3	0%	(37,928)	(3,160)	8%
Other Income											
Collection Income	0	25	(25)	(100%)	2,864	275	2,589	941%	300	(2,564)	(855%)
Late Payment Charges Waived	0	0	0	0%	(874)	0	(874)	(100%)	0	874	100%
Damage Reimbursements	0	125	(125)	(100%)	4,387	1,375	3,012	219%	1,500	(2,887)	(192%)
Hills CC Road Contribution	1,500	733	767	105%	16,500	8,063	8,437	105%	8,800	(7,700)	(88%)
Maintenance Labor Reimbursement	0	0	0	0%	250	0	250	100%	0	(250)	0%
Miscellaneous Income	0	0	0	0%	887	0	887	100%	0	(887)	0%
Penalties and Interest	0	101	(101)	(100%)	175	1,106	(931)	(84%)	1,206	1,031	85%
Prior Year Activity	0	0	0	0%	5,921	0	5,921	100%	0	(5,921)	0%
Architectural Review Fees	251	2,576	(2,325)	(90%)	8,551	28,336	(19,785)	(70%)	30,914	22,363	72%
Compliance Fees	0	667	(667)	(100%)	0	7,337	(7,337)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	125	44	81	184%	450	484	(34)	(7%)	525	75	14%
Interest Income	226	125	101	81%	4,063	1,375	2,688	195%	1,500	(2,563)	(171%)
RFID Income	335	2,330	(1,995)	(86%)	4,241	25,630	(21,389)	(83%)	27,962	23,721	85%
TOTAL Other Income	2,437	6,726	(4,289)	(64%)	49,414	73,981	(24,567)	(33%)	80,707	31,293	39%
TOTAL Revenues	60,073	64,831	(4,757)	(7%)	684,191	713,136	(28,944)	(4%)	777,964	93,773	12%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	465	493	28	6%	5,175	5,423	248	5%	5,912	737	12%
Landscape Maintenance											
Landscape Service Contract	10,663	9,068	(1,595)	(18%)	81,143	99,748	18,605	19%	108,821	27,678	25%
Lot Mow	0	13	13	100%	119	143	24	17%	158	39	25%
Projects	0	2,495	2,495	100%	26,080	27,445	1,365	5%	29,940	3,860	13%
Irrigation Repairs	0	1,691	1,691	100%	7,436	18,601	11,165	60%	20,290	12,854	63%

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TOTAL Landscape Maintenance	10,663	13,267	2,604	20%	114,778	145,937	31,159	21%	159,209	44,431	28%
Repairs and Maint											
Entr. Gates/Guardhouse	(30)	5,411	5,441	101%	56,605	59,525	2,919	5%	64,936	8,331	13%
Flags and Flagpoles(s)	0	120	120	100%	1,142	1,320	178	13%	1,440	298	21%
General Repairs	0	150	150	100%	5,498	1,650	(3,848)	(233%)	1,800	(3,698)	(205%)
Janitorial Services	807	104	(703)	(676%)	2,789	1,144	(1,645)	(144%)	1,250	(1,539)	(123%)
Lights and Electrical	392	140	(252)	(180%)	2,302	1,540	(762)	(49%)	1,685	(617)	(37%)
Plumbing Repairs	0	0	0	0%	24	0	(24)	(100%)	0	(24)	0%
Signage	0	132	132	100%	458	1,452	994	68%	1,584	1,126	71%
Streets	0	1,757	1,757	100%	7,740	19,327	11,587	60%	21,082	13,342	63%
Supplies/Cleaning	32	157	125	80%	555	1,727	1,172	68%	1,886	1,331	71%
TOTAL Repairs and Maint	1,201	7,971	6,770	85%	77,113	87,685	10,571	12%	95,663	18,550	19%
Safety & Security											
Access Card Keys	0	(36)	(36)	100%	8,976	(396)	(9,372)	>999%	(432)	(9,408)	>999%
Security and Patrols	30,913	21,450	(9,463)	(44%)	230,923	235,950	5,027	2%	257,400	26,477	10%
Security Monitoring Service	0	1,691	1,691	100%	11,475	18,601	7,126	38%	20,290	8,814	43%
TOTAL Safety & Security	30,913	23,105	(7,808)	(34%)	251,374	254,155	2,781	1%	277,258	25,883	9%
Exterminating											
Exterminating	40	61	21	34%	404	671	267	40%	734	330	45%
Taxes											
Income Taxes	2,034	(34)	(2,068)	>999%	5,217	(370)	(5,587)	>999%	(403)	(5,621)	>999%
Real Property	102	163	61	37%	2,370	1,793	(577)	(32%)	1,958	(411)	(21%)
TOTAL Taxes	2,136	129	(2,007)	(>999%)	7,587	1,423	(6,164)	(433%)	1,555	(6,032)	(388%)
Telephone											
Telephone	925	1,114	189	17%	14,693	12,254	(2,439)	(20%)	13,363	(1,330)	(10%)
Water and Wastewater											
Water and Wastewater	139	839	700	83%	12,662	9,229	(3,433)	(37%)	10,066	(2,596)	(26%)
TOTAL Direct Operating Expenses	46,483	46,980	497	1%	483,787	516,777	32,990	6%	563,760	79,972	14%
Admin Expenses											
Professional Fees											
Auditing	0	67	67	100%	0	737	737	100%	806	806	100%
Legal Fees	0	1,588	1,588	100%	13,013	17,468	4,455	26%	19,051	6,038	32%
Professional Fees	0	7	7	100%	0	77	77	100%	86	86	100%
TOTAL Professional Fees	0	1,662	1,662	100%	13,013	18,282	5,269	29%	19,944	6,931	35%

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Bad Debts											
Bad Debt Expense	76	0	(76)	(100%)	78	0	(78)	(100%)	0	(78)	0%
Collection Expense											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
Homeowner Activities											
Annual Meeting	0	148	148	100%	1,272	1,628	356	22%	1,771	499	28%
Holiday Decorations	0	337	337	100%	0	3,707	3,707	100%	4,046	4,046	100%
Social Events	116	1,321	1,205	91%	5,128	14,531	9,403	65%	15,854	10,726	68%
TOTAL Homeowner Activities	116	1,806	1,690	94%	6,400	19,866	13,466	68%	21,672	15,272	70%
Insurance											
Crime	32	0	(32)	(100%)	323	0	(323)	(100%)	0	(323)	0%
Directors and Officers	0	156	156	100%	267	1,716	1,449	84%	1,872	1,605	86%
General, Property & Liability	457	466	10	2%	5,316	5,126	(190)	(4%)	5,587	272	5%
Umbrella	287	54	(233)	(432%)	3,178	594	(2,584)	(435%)	648	(2,530)	(390%)
Worker's Compensation	28	34	7	19%	303	374	72	19%	403	101	25%
TOTAL Insurance	803	710	(93)	(13%)	9,386	7,810	(1,576)	(20%)	8,510	(876)	(10%)
Management Fees											
Management Contract	1,019	1,285	266	21%	12,409	14,135	1,726	12%	15,418	3,009	20%
Administration Expenses											
Computer Software Subscription	44	96	52	55%	802	1,056	254	24%	1,152	350	30%
Internet Access	910	544	(366)	(67%)	5,823	5,984	161	3%	6,523	700	11%
Miscellaneous	378	271	(107)	(39%)	8,184	2,981	(5,203)	(175%)	3,254	(4,929)	(151%)
Office Supplies	0	157	157	100%	1,283	1,727	444	26%	1,886	604	32%
Postage	67	29	(38)	(132%)	393	319	(74)	(23%)	346	(47)	(14%)
Printing and Copying	123	125	2	2%	174	1,375	1,201	87%	1,498	1,324	88%
TOTAL Administration Expenses	1,521	1,222	(299)	(25%)	16,658	13,442	(3,216)	(24%)	14,659	(1,999)	(14%)
Compensation											
Compensation	12,724	8,431	(4,293)	(51%)	94,875	92,741	(2,134)	(2%)	101,174	6,299	6%
TOTAL Admin Expenses	16,259	15,116	(1,143)	(8%)	153,755	166,276	12,521	8%	181,378	27,622	15%
TOTAL Operating Expenses	62,742	62,096	(646)	(1%)	637,543	683,053	45,510	7%	745,137	107,595	14%
Other Expenses											
Contingency	0	2,739	2,739	100%	32,688	30,129	(2,559)	(8%)	32,866	179	1%
TOTAL Other Expenses	0	2,739	2,739	100%	32,688	30,129	(2,559)	(8%)	32,866	179	1%
TOTAL Expenses	62,742	64,835	2,093	3%	670,230	713,182	42,952	6%	778,003	107,773	14%

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NET SURPLUS (DEFICIT)	(2,669)	(4)	(2,664)	>999%	13,961	(47)	14,008	(>999%)	(39)	(14,000)	>999%