

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 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,806	60,693	113	0%	727,352	728,360	(1,008)	0%	728,360	1,008	0%
Other Assessments											
Working Capital Assessment	800	566	234	41%	3,800	6,825	(3,025)	(44%)	6,825	3,025	44%
Assessment Allocation											
Assessment Allocation	(3,161)	(3,157)	(4)	0%	(37,929)	(37,928)	(1)	0%	(37,928)	1	0%
Other Income											
Collection Income	0	25	(25)	(100%)	2,864	300	2,564	855%	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	1,500	2,887	192%	1,500	(2,887)	(192%)
Hills CC Road Contribution	0	737	(737)	(100%)	16,500	8,800	7,700	88%	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	25	101	(76)	(75%)	200	1,206	(1,006)	(83%)	1,206	1,006	83%
Prior Year Activity	0	0	0	0%	5,921	0	5,921	100%	0	(5,921)	0%
Architectural Review Fees	1,000	2,578	(1,578)	(61%)	9,551	30,914	(21,363)	(69%)	30,914	21,363	69%
Compliance Fees	0	663	(663)	(100%)	0	8,000	(8,000)	(100%)	8,000	8,000	100%
Road Fund Income	0	0	0	0%	2,000	0	2,000	100%	0	(2,000)	0%
Fines	0	41	(41)	(100%)	450	525	(75)	(14%)	525	75	14%
Interest Income	122	125	(3)	(2%)	4,185	1,500	2,685	179%	1,500	(2,685)	(179%)
RFID Income	200	2,332	(2,132)	(91%)	4,441	27,962	(23,521)	(84%)	27,962	23,521	84%
TOTAL Other Income	1,347	6,727	(5,379)	(80%)	50,761	80,707	(29,946)	(37%)	80,707	29,946	37%
TOTAL Revenues	59,793	64,829	(5,036)	(8%)	743,984	777,964	(33,980)	(4%)	777,964	33,980	4%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	659	489	(170)	(35%)	5,834	5,912	78	1%	5,912	78	1%
Landscape Maintenance											
Landscape Service Contract	2,988	9,073	6,085	67%	84,131	108,821	24,690	23%	108,821	24,690	23%
Lot Mow	0	15	15	100%	119	158	39	25%	158	39	25%
Projects	0	2,495	2,495	100%	26,080	29,940	3,860	13%	29,940	3,860	13%
Irrigation Repairs	294	1,689	1,394	83%	7,730	20,290	12,559	62%	20,290	12,559	62%

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TOTAL Landscape Maintenance	3,282	13,272	9,990	75%	118,060	159,209	41,148	26%	159,209	41,148	26%
Repairs and Maint											
Entr. Gates/Guardhouse	3,373	5,411	2,039	38%	59,978	64,936	4,958	8%	64,936	4,958	8%
Flags and Flagpoles(s)	0	120	120	100%	1,142	1,440	298	21%	1,440	298	21%
General Repairs	83	150	67	45%	5,581	1,800	(3,781)	(210%)	1,800	(3,781)	(210%)
Janitorial Services	357	106	(251)	(237%)	3,146	1,250	(1,896)	(152%)	1,250	(1,896)	(152%)
Lights and Electrical	1,525	145	(1,380)	(953%)	3,827	1,685	(2,142)	(127%)	1,685	(2,142)	(127%)
Plumbing Repairs	0	0	0	0%	24	0	(24)	(100%)	0	(24)	0%
Signage	0	132	132	100%	458	1,584	1,126	71%	1,584	1,126	71%
Streets	0	1,755	1,755	100%	7,740	21,082	13,342	63%	21,082	13,342	63%
Supplies/Cleaning	0	159	159	100%	555	1,886	1,331	71%	1,886	1,331	71%
TOTAL Repairs and Maint	5,338	7,978	2,640	33%	82,451	95,663	13,212	14%	95,663	13,212	14%
Safety & Security											
Access Card Keys	422	(36)	(458)	>999%	9,398	(432)	(9,830)	>999%	(432)	(9,830)	>999%
Security and Patrols	4,413	21,450	17,037	79%	235,336	257,400	22,064	9%	257,400	22,064	9%
Security Monitoring Service	2,863	1,689	(1,175)	(70%)	14,339	20,290	5,951	29%	20,290	5,951	29%
TOTAL Safety & Security	7,699	23,103	15,404	67%	259,073	277,258	18,185	7%	277,258	18,185	7%
Exterminating											
Exterminating	40	63	23	36%	445	734	290	39%	734	290	39%
Taxes											
Income Taxes	0	(34)	(34)	100%	5,217	(403)	(5,621)	>999%	(403)	(5,621)	>999%
Real Property	0	165	165	100%	2,370	1,958	(411)	(21%)	1,958	(411)	(21%)
TOTAL Taxes	0	132	132	100%	7,587	1,555	(6,032)	(388%)	1,555	(6,032)	(388%)
Telephone											
Telephone	849	1,109	260	23%	15,542	13,363	(2,179)	(16%)	13,363	(2,179)	(16%)
Water and Wastewater											
Water and Wastewater	285	837	552	66%	12,947	10,066	(2,881)	(29%)	10,066	(2,881)	(29%)
TOTAL Direct Operating Expenses	18,152	46,983	28,831	61%	501,939	563,760	61,821	11%	563,760	61,821	11%
Admin Expenses											
Professional Fees											
Auditing	0	69	69	100%	0	806	806	100%	806	806	100%
Legal Fees	1,017	1,583	566	36%	14,030	19,051	5,021	26%	19,051	5,021	26%
Professional Fees	3,150	9	(3,141)	(>999%)	3,150	86	(3,064)	(>999%)	86	(3,064)	(>999%)
TOTAL Professional Fees	4,167	1,662	(2,505)	(151%)	17,180	19,944	2,764	14%	19,944	2,764	14%

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Bad Debts											
Bad Debt Expense	0	0	0	0%	78	0	(78)	(100%)	0	(78)	0%
Collection Expense											
Collection Expense	0	0	0	0%	936	0	(936)	(100%)	0	(936)	0%
General Events											
Annual Meeting	22	143	122	85%	1,294	1,771	477	27%	1,771	477	27%
Holiday Decorations	4,330	339	(3,991)	(>999%)	4,330	4,046	(284)	(7%)	4,046	(284)	(7%)
Social Events	11,115	1,323	(9,792)	(740%)	16,366	15,854	(512)	(3%)	15,854	(512)	(3%)
TOTAL General Events	15,467	1,806	(13,661)	(756%)	21,990	21,672	(318)	(1%)	21,672	(318)	(1%)
Insurance											
Crime	32	0	(32)	(100%)	356	0	(356)	(100%)	0	(356)	0%
Directors and Officers	0	156	156	100%	267	1,872	1,605	86%	1,872	1,605	86%
General, Property & Liability	457	461	5	1%	5,772	5,587	(185)	(3%)	5,587	(185)	(3%)
Umbrella	287	54	(233)	(432%)	3,465	648	(2,817)	(435%)	648	(2,817)	(435%)
Worker's Compensation	28	29	2	6%	330	403	73	18%	403	73	18%
TOTAL Insurance	803	700	(103)	(15%)	10,189	8,510	(1,679)	(20%)	8,510	(1,679)	(20%)
Management Fees											
Management Contract	1,104	1,283	179	14%	13,513	15,418	1,905	12%	15,418	1,905	12%
Administration Expenses											
Computer Software Subscription	44	96	52	55%	845	1,152	307	27%	1,152	307	27%
Internet Access	760	539	(220)	(41%)	6,583	6,523	(59)	(1%)	6,523	(59)	(1%)
Miscellaneous	513	273	(239)	(87%)	8,696	3,254	(5,442)	(167%)	3,254	(5,442)	(167%)
Office Supplies	531	159	(371)	(233%)	1,814	1,886	73	4%	1,886	73	4%
Postage	0	27	27	100%	393	346	(47)	(14%)	346	(47)	(14%)
Printing and Copying	0	123	123	100%	50	1,498	1,447	97%	1,498	1,447	97%
TOTAL Administration Expenses	1,847	1,217	(630)	(52%)	18,382	14,659	(3,722)	(25%)	14,659	(3,722)	(25%)
Compensation											
Compensation	7,860	8,433	573	7%	102,736	101,174	(1,561)	(2%)	101,174	(1,561)	(2%)
TOTAL Admin Expenses	31,248	15,102	(16,147)	(107%)	185,004	181,378	(3,626)	(2%)	181,378	(3,626)	(2%)
TOTAL Operating Expenses	49,400	62,084	12,684	20%	686,943	745,137	58,195	8%	745,137	58,195	8%
Other Expenses											
Contingency	0	2,737	2,737	100%	32,688	32,866	179	1%	32,866	179	1%
TOTAL Other Expenses	0	2,737	2,737	100%	32,688	32,866	179	1%	32,866	179	1%
TOTAL Expenses	49,400	64,821	15,421	24%	719,630	778,003	58,373	8%	778,003	58,373	8%

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NET SURPLUS (DEFICIT)	10,393	7	10,386	>999%	24,354	(39)	24,393	(>999%)	(39)	(24,393)	>999%