

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 01/31/2024				YTD 01/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,825	60,697	128	0%	60,825	60,697	128	0%	728,360	667,535	92%
Other Assessments											
Working Capital Assessment	600	400	200	50%	600	400	200	50%	4,800	4,200	88%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(4,167)	(4,167)	0	0%	(50,000)	(45,833)	92%
Other Income											
Collection Income	0	275	(275)	(100%)	0	275	(275)	(100%)	3,300	3,300	100%
Damage Reimbursements	0	375	(375)	(100%)	0	375	(375)	(100%)	4,500	4,500	100%
Hills CC Road Contribution	1,500	1,500	0	0%	1,500	1,500	0	0%	18,000	16,500	92%
Penalties and Interest	75	0	75	100%	75	0	75	100%	0	(75)	0%
Architectural Review Fees	0	500	(500)	(100%)	0	500	(500)	(100%)	6,000	6,000	100%
Fines	100	0	100	100%	100	0	100	100%	0	(100)	0%
Interest Income	96	314	(218)	(69%)	96	314	(218)	(69%)	3,768	3,672	97%
RFID Income	25	600	(575)	(96%)	25	600	(575)	(96%)	7,200	7,175	100%
TOTAL Other Income	1,796	3,564	(1,768)	(50%)	1,796	3,564	(1,768)	(50%)	42,768	40,972	96%
TOTAL Revenues	59,055	60,494	(1,439)	(2%)	59,055	60,494	(1,439)	(2%)	725,928	666,873	92%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	608	463	(145)	(31%)	608	463	(145)	(31%)	5,554	4,946	89%
Landscape Maintenance											
Landscape Service Contract	6,793	7,513	720	10%	6,793	7,513	720	10%	90,154	83,361	92%
Materials	0	18	18	100%	0	18	18	100%	216	216	100%
Projects	0	0	0	0%	0	0	0	0%	24,000	24,000	100%
Irrigation Repairs	677	0	(677)	(100%)	677	0	(677)	(100%)	10,368	9,691	93%
TOTAL Landscape Maintenance	7,469	7,531	62	1%	7,469	7,531	62	1%	124,738	117,269	94%
Repairs and Maint											
Entr. Gates/Guardhouse	8,240	4,578	(3,662)	(80%)	8,240	4,578	(3,662)	(80%)	54,936	46,696	85%
Fences	0	30	30	100%	0	30	30	100%	360	360	100%
Flags and Flagpoles(s)	0	100	100	100%	0	100	100	100%	1,200	1,200	100%
General Repairs	0	125	125	100%	0	125	125	100%	1,500	1,500	100%

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Janitorial Services	0	172	172	100%	0	172	172	100%	2,064	2,064	100%
Lights and Electrical	0	142	142	100%	0	142	142	100%	1,700	1,700	100%
Signage	0	167	167	100%	0	167	167	100%	2,000	2,000	100%
Supplies/Cleaning	155	37	(118)	(318%)	155	37	(118)	(318%)	450	295	66%
TOTAL Repairs and Maint	8,395	5,351	(3,044)	(57%)	8,395	5,351	(3,044)	(57%)	64,210	55,815	87%
Safety & Security											
Access Card Keys	852	527	(325)	(62%)	852	527	(325)	(62%)	6,324	5,472	87%
Security and Patrols	20,000	23,750	3,750	16%	20,000	23,750	3,750	16%	285,000	265,000	93%
Security Monitoring Service	1,456	1,450	(6)	0%	1,456	1,450	(6)	0%	17,400	15,944	92%
TOTAL Safety & Security	22,308	25,727	3,419	13%	22,308	25,727	3,419	13%	308,724	286,416	93%
Exterminating											
Exterminating	40	40	0	(1%)	40	40	0	(1%)	484	444	92%
Taxes											
Real Property	0	2,200	2,200	100%	0	2,200	2,200	100%	2,200	2,200	100%
TOTAL Taxes	0	2,200	2,200	100%	0	2,200	2,200	100%	2,200	2,200	100%
Telephone											
Telephone	1,252	1,120	(132)	(12%)	1,252	1,120	(132)	(12%)	13,440	12,188	91%
Water and Wastewater											
Water and Wastewater	(284)	1,481	1,765	119%	(284)	1,481	1,765	119%	17,772	18,055	102%
TOTAL Direct Operating Expenses	39,788	43,913	4,125	9%	39,788	43,913	4,125	9%	537,121	497,333	93%
Admin Expenses											
Professional Fees											
Legal Fees	258	1,583	1,325	84%	258	1,583	1,325	84%	19,000	18,742	99%
TOTAL Professional Fees	258	1,583	1,325	84%	258	1,583	1,325	84%	19,000	18,742	99%
Bad Debts											
Bad Debt Expense	151	0	(151)	(100%)	151	0	(151)	(100%)	0	(151)	0%
General Events											
Annual Meeting	0	0	0	0%	0	0	0	0%	1,200	1,200	100%
Holiday Decorations	0	458	458	100%	0	458	458	100%	5,500	5,500	100%
Social Events	0	0	0	0%	0	0	0	0%	15,855	15,855	100%
TOTAL General Events	0	458	458	100%	0	458	458	100%	22,555	22,555	100%
Association Communications											
Website	0	32	32	100%	0	32	32	100%	384	384	100%
Insurance											

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Crime	32	14	(18)	(131%)	32	14	(18)	(131%)	162	130	80%
Directors and Officers	0	93	93	100%	0	93	93	100%	1,111	1,111	100%
General, Property & Liability	457	458	2	0%	457	458	2	0%	5,491	5,035	92%
Insurance	0	147	147	100%	0	147	147	100%	1,760	1,760	100%
Umbrella	287	231	(56)	(24%)	287	231	(56)	(24%)	2,771	2,483	90%
Worker's Compensation	28	29	2	5%	28	29	2	5%	349	322	92%
TOTAL Insurance	803	972	169	17%	803	972	169	17%	11,644	10,840	93%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	1,607	1,269	(338)	(27%)	15,228	13,621	89%
Administration Expenses											
Computer Software Subscription	86	29	(57)	(198%)	86	29	(57)	(198%)	348	262	75%
Internet Access	150	630	480	76%	150	630	480	76%	7,560	7,410	98%
Miscellaneous	321	275	(46)	(17%)	321	275	(46)	(17%)	3,300	2,979	90%
Office Supplies	45	100	55	55%	45	100	55	55%	1,200	1,155	96%
Postage	21	33	12	35%	21	33	12	35%	400	379	95%
Printing and Copying	5	3	(2)	(80%)	5	3	(2)	(80%)	40	35	86%
TOTAL Administration Expenses	629	1,070	441	41%	629	1,070	441	41%	12,848	12,219	95%
Compensation											
Compensation	8,918	8,929	11	0%	8,918	8,929	11	0%	107,148	98,230	92%
TOTAL Admin Expenses	12,367	14,313	1,947	14%	12,367	14,313	1,947	14%	188,807	176,440	93%
TOTAL Operating Expenses	52,155	58,226	6,072	10%	52,155	58,226	6,072	10%	725,928	673,774	93%
TOTAL Expenses	52,155	58,226	6,072	10%	52,155	58,226	6,072	10%	725,928	673,774	93%
NET SURPLUS (DEFICIT)	6,900	2,268	4,632	204%	6,900	2,268	4,632	204%	0	(6,900)	>999%

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