

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 06/30/2024				YTD 06/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,853	60,697	156	0%	364,180	364,182	(2)	0%	728,360	364,180	50%
Other Assessments											
Working Capital Assessment	600	400	200	50%	3,400	2,400	1,000	42%	4,800	1,400	29%
TOTAL Other Assessments	600	400	200	50%	3,400	2,400	1,000	42%	4,800	1,400	29%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(25,002)	(25,002)	0	0%	(50,000)	(24,998)	50%
Other Income											
Collection Income	175	275	(100)	(36%)	1,606	1,650	(44)	(3%)	3,300	1,694	51%
Damage Reimbursements	0	375	(375)	(100%)	0	2,250	(2,250)	(100%)	4,500	4,500	100%
Hills CC Road Contribution	0	1,500	(1,500)	(100%)	7,525	9,000	(1,475)	(16%)	18,000	10,475	58%
Miscellaneous Income	592	0	592	100%	592	0	592	100%	0	(592)	0%
Road Fund Income	1,000	0	1,000	100%	1,000	0	1,000	100%	0	(1,000)	0%
Penalties and Interest	25	0	25	100%	175	0	175	100%	0	(175)	0%
Architectural Review Fees	450	500	(50)	(10%)	1,950	3,000	(1,050)	(35%)	6,000	4,050	68%
Fines	50	0	50	100%	250	0	250	100%	0	(250)	0%
Interest Income	130	314	(184)	(59%)	1,441	1,884	(443)	(24%)	3,768	2,327	62%
RFID Income	445	600	(155)	(26%)	2,615	3,600	(985)	(27%)	7,200	4,585	64%
TOTAL Other Income	2,867	3,564	(697)	(20%)	17,154	21,384	(4,230)	(20%)	42,768	25,614	60%
TOTAL Revenues	60,153	60,494	(341)	(1%)	359,732	362,964	(3,232)	(1%)	725,928	366,196	50%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	7,496	7,513	17	0%	42,836	45,076	2,240	5%	90,154	47,318	52%
Materials	0	18	18	100%	0	108	108	100%	216	216	100%
Projects	522	2,000	1,478	74%	13,946	16,000	2,054	13%	24,000	10,054	42%
Irrigation Repairs	0	864	864	100%	7,188	5,184	(2,004)	(39%)	10,368	3,180	31%
TOTAL Landscape Maintenance	8,018	10,395	2,377	23%	63,971	66,368	2,397	4%	124,738	60,767	49%
Repairs and Maint											
Entr. Gates/Guardhouse	4,163	4,578	415	9%	24,666	27,468	2,802	10%	54,936	30,270	55%
Fences	0	30	30	100%	0	180	180	100%	360	360	100%
Flags and Flagpoles(s)	0	100	100	100%	969	600	(369)	(61%)	1,200	231	19%

Unaudited

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General Repairs	0	125	125	100%	387	750	363	48%	1,500	1,113	74%
Janitorial Services	0	172	172	100%	1,041	1,032	(9)	(1%)	2,064	1,023	50%
Lights and Electrical	0	142	142	100%	1,659	852	(807)	(95%)	1,700	41	2%
Signage	22	167	145	87%	237	1,002	765	76%	2,000	1,763	88%
Supplies/Cleaning	0	37	37	100%	348	222	(126)	(57%)	450	102	23%
TOTAL Repairs and Maint	4,185	5,351	1,166	22%	29,307	32,106	2,799	9%	64,210	34,903	54%
Safety & Security											
Access Card Keys	0	527	527	100%	8,318	3,162	(5,156)	(163%)	6,324	(1,994)	(32%)
Security and Patrols	21,429	23,750	2,321	10%	123,098	142,500	19,402	14%	285,000	161,902	57%
Security Monitoring Service	1,456	1,450	(6)	0%	8,734	8,700	(34)	0%	17,400	8,666	50%
TOTAL Safety & Security	22,884	25,727	2,843	11%	140,149	154,362	14,213	9%	308,724	168,575	55%
Exterminating											
Exterminating	40	40	0	(1%)	242	240	(2)	(1%)	484	242	50%
Taxes											
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
Utilities											
Electricity - General	554	463	(91)	(20%)	3,599	2,778	(821)	(30%)	5,554	1,954	35%
Telephone	1,497	1,120	(377)	(34%)	7,956	6,720	(1,236)	(18%)	13,440	5,484	41%
Water and Wastewater	969	1,481	512	35%	4,495	8,886	4,391	49%	17,772	13,277	75%
TOTAL Utilities	3,021	3,064	43	1%	16,050	18,384	2,334	13%	36,765	20,715	56%
TOTAL Direct Operating Expenses	38,148	44,577	6,429	14%	249,720	273,660	23,940	9%	537,121	287,401	54%
Admin Expenses											
Professional Fees											
Legal Fees	2,489	1,583	(906)	(57%)	6,524	9,498	2,974	31%	19,000	12,476	66%
Bad Debts											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
Homeowner Activities											
Annual Meeting	300	0	(300)	(100%)	1,178	1,200	22	2%	1,200	22	2%
Holiday Decorations	0	458	458	100%	0	2,748	2,748	100%	5,500	5,500	100%
Social Events	0	0	0	0%	6,723	5,285	(1,438)	(27%)	15,855	9,132	58%
TOTAL Homeowner Activities	300	458	158	34%	7,901	9,233	1,332	14%	22,555	14,654	65%
Association Communications											
Website	0	32	32	100%	0	192	192	100%	384	384	100%
Insurance											

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Crime	54	14	(40)	(283%)	279	84	(195)	(232%)	162	(117)	(72%)
Directors and Officers	150	93	(57)	(61%)	748	558	(190)	(34%)	1,111	363	33%
General, Property & Liability	769	458	(311)	(68%)	4,303	2,748	(1,555)	(57%)	5,491	1,188	22%
Insurance	0	147	147	100%	0	882	882	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	1,937	1,386	(551)	(40%)	2,771	833	30%
Worker's Compensation	28	29	2	5%	165	174	9	5%	349	184	53%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	9,641	7,614	(2,027)	(27%)	15,228	5,587	37%
General & Admin Expenses											
Computer Software Subscription	67	29	(38)	(133%)	440	174	(266)	(153%)	348	(92)	(26%)
Internet Access	641	630	(11)	(2%)	3,218	3,780	562	15%	7,560	4,342	57%
Miscellaneous	611	275	(336)	(122%)	3,633	1,650	(1,983)	(120%)	3,300	(333)	(10%)
Office Supplies	174	100	(74)	(74%)	784	600	(184)	(31%)	1,200	416	35%
Postage	80	33	(47)	(141%)	238	198	(40)	(20%)	400	162	40%
Printing and Copying	0	3	3	100%	32	18	(14)	(77%)	40	8	20%
TOTAL General & Admin Expenses	1,572	1,070	(502)	(47%)	8,345	6,420	(1,925)	(30%)	12,848	4,503	35%
Compensation											
Compensation	8,790	8,929	139	2%	53,080	53,574	494	1%	107,148	54,068	50%
TOTAL Admin Expenses	16,089	14,313	(1,776)	(12%)	93,085	92,363	(722)	(1%)	188,807	95,722	51%
TOTAL Operating Expenses	54,237	58,890	4,653	8%	342,805	366,023	23,218	6%	725,928	383,123	53%
TOTAL Expenses	54,237	58,890	4,653	8%	342,805	366,023	23,218	6%	725,928	383,123	53%
NET SURPLUS (DEFICIT)	5,916	1,604	4,312	269%	16,926	(3,059)	19,986	(653%)	0	(16,927)	>999%