

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 05/31/2024				YTD 05/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,845	60,697	148	0%	303,327	303,485	(158)	0%	728,360	425,033	58%
Other Assessments											
Working Capital Assessment	600	400	200	50%	2,800	2,000	800	40%	4,800	2,000	42%
TOTAL Other Assessments	600	400	200	50%	2,800	2,000	800	40%	4,800	2,000	42%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(20,835)	(20,835)	0	0%	(50,000)	(29,165)	58%
Other Income											
Collection Income	425	275	150	55%	1,431	1,375	56	4%	3,300	1,869	57%
Damage Reimbursements	0	375	(375)	(100%)	0	1,875	(1,875)	(100%)	4,500	4,500	100%
Hills CC Road Contribution	3,025	1,500	1,525	102%	7,525	7,500	25	0%	18,000	10,475	58%
Penalties and Interest	0	0	0	0%	150	0	150	100%	0	(150)	0%
Architectural Review Fees	400	500	(100)	(20%)	1,500	2,500	(1,000)	(40%)	6,000	4,500	75%
Fines	0	0	0	0%	200	0	200	100%	0	(200)	0%
Interest Income	162	314	(152)	(49%)	1,311	1,570	(259)	(16%)	3,768	2,457	65%
RFID Income	875	600	275	46%	2,170	3,000	(830)	(28%)	7,200	5,030	70%
TOTAL Other Income	4,887	3,564	1,323	37%	14,287	17,820	(3,533)	(20%)	42,768	28,481	67%
TOTAL Revenues	62,164	60,494	1,670	3%	299,579	302,470	(2,891)	(1%)	725,928	426,349	59%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,793	7,513	720	10%	35,340	37,563	2,223	6%	90,154	54,814	61%
Materials	0	18	18	100%	0	90	90	100%	216	216	100%
Projects	2,461	4,000	1,539	38%	13,424	14,000	576	4%	24,000	10,576	44%
Irrigation Repairs	1,830	864	(966)	(112%)	7,188	4,320	(2,868)	(66%)	10,368	3,180	31%
TOTAL Landscape Maintenance	11,084	12,395	1,311	11%	55,953	55,973	20	0%	124,738	68,785	55%
Repairs and Maint											
Entr. Gates/Guardhouse	5,693	4,578	(1,115)	(24%)	20,503	22,890	2,387	10%	54,936	34,433	63%
Fences	0	30	30	100%	0	150	150	100%	360	360	100%
Flags and Flagpoles(s)	0	100	100	100%	969	500	(469)	(94%)	1,200	231	19%
General Repairs	3	125	122	98%	387	625	238	38%	1,500	1,113	74%
Janitorial Services	0	172	172	100%	1,041	860	(181)	(21%)	2,064	1,023	50%

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Lights and Electrical	0	142	142	100%	1,659	710	(949)	(134%)	1,700	41	2%
Signage	157	167	10	6%	215	835	620	74%	2,000	1,785	89%
Supplies/Cleaning	88	37	(51)	(139%)	348	185	(163)	(88%)	450	102	23%
TOTAL Repairs and Maint	5,941	5,351	(590)	(11%)	25,123	26,755	1,632	6%	64,210	39,087	61%
Safety & Security											
Access Card Keys	0	527	527	100%	8,318	2,635	(5,683)	(216%)	6,324	(1,994)	(32%)
Security and Patrols	20,221	23,750	3,529	15%	101,669	118,750	17,081	14%	285,000	183,331	64%
Security Monitoring Service	1,456	1,450	(6)	0%	7,278	7,250	(28)	0%	17,400	10,122	58%
TOTAL Safety & Security	21,677	25,727	4,050	16%	117,265	128,635	11,370	9%	308,724	191,459	62%
Exterminating											
Exterminating	40	40	0	(1%)	202	200	(2)	(1%)	484	282	58%
Taxes											
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
Utilities											
Electricity - General	(411)	463	874	189%	3,045	2,315	(730)	(32%)	5,554	2,508	45%
Telephone	479	1,120	641	57%	6,459	5,600	(859)	(15%)	13,440	6,981	52%
Water and Wastewater	1,483	1,481	(2)	0%	3,525	7,405	3,880	52%	17,772	14,246	80%
TOTAL Utilities	1,551	3,064	1,513	49%	13,030	15,320	2,290	15%	36,765	23,736	65%
TOTAL Direct Operating Expenses	40,294	46,577	6,283	13%	211,572	229,083	17,511	8%	537,121	325,549	61%
Admin Expenses											
Professional Fees											
Legal Fees	1,988	1,583	(405)	(26%)	4,034	7,915	3,881	49%	19,000	14,966	79%
Bad Debts											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	878	1,200	322	27%	1,200	322	27%
Holiday Decorations	0	458	458	100%	0	2,290	2,290	100%	5,500	5,500	100%
Social Events	3,123	0	(3,123)	(100%)	6,723	5,285	(1,438)	(27%)	15,855	9,132	58%
TOTAL Homeowner Activities	3,123	458	(2,665)	(582%)	7,601	8,775	1,174	13%	22,555	14,954	66%
Association Communications											
Website	0	32	32	100%	0	160	160	100%	384	384	100%
Insurance											
Crime	54	14	(40)	(283%)	225	70	(155)	(222%)	162	(63)	(39%)
Directors and Officers	150	93	(57)	(61%)	598	465	(133)	(29%)	1,111	512	46%

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General, Property & Liability	769	458	(311)	(68%)	3,534	2,290	(1,244)	(54%)	5,491	1,957	36%
Insurance	0	147	147	100%	0	735	735	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	1,607	1,155	(452)	(39%)	2,771	1,163	42%
Worker's Compensation	28	29	2	5%	138	145	8	5%	349	212	61%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	8,034	6,345	(1,689)	(27%)	15,228	7,194	47%
General & Admin Expenses											
Computer Software Subscription	67	29	(38)	(133%)	372	145	(227)	(157%)	348	(24)	(7%)
Internet Access	851	630	(221)	(35%)	2,577	3,150	573	18%	7,560	4,983	66%
Miscellaneous	925	275	(650)	(237%)	3,023	1,375	(1,648)	(120%)	3,300	277	8%
Office Supplies	362	100	(262)	(262%)	611	500	(111)	(22%)	1,200	589	49%
Postage	74	33	(41)	(123%)	158	165	7	4%	400	242	60%
Printing and Copying	0	3	3	100%	32	15	(17)	(113%)	40	8	20%
TOTAL General & Admin Expenses	2,280	1,070	(1,210)	(113%)	6,773	5,350	(1,423)	(27%)	12,848	6,075	47%
Compensation											
Compensation	8,790	8,929	139	2%	44,290	44,645	355	1%	107,148	62,858	59%
TOTAL Admin Expenses	19,118	14,313	(4,805)	(34%)	76,997	78,050	1,053	1%	188,807	111,810	59%
TOTAL Operating Expenses	59,412	60,890	1,478	2%	288,569	307,133	18,564	6%	725,928	437,359	60%
TOTAL Expenses	59,412	60,890	1,478	2%	288,569	307,133	18,564	6%	725,928	437,359	60%
NET SURPLUS (DEFICIT)	2,752	(396)	3,148	(795%)	11,010	(4,663)	15,673	(336%)	0	(11,010)	>999%