

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 02/29/2024				YTD 02/29/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	59,968	60,697	(729)	(1%)	120,793	121,394	(601)	0%	728,360	607,567	83%
Other Assessments											
Working Capital Assessment	600	400	200	50%	1,200	800	400	50%	4,800	3,600	75%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(8,334)	(8,334)	0	0%	(50,000)	(41,666)	83%
Other Income											
Collection Income	0	275	(275)	(100%)	0	550	(550)	(100%)	3,300	3,300	100%
Damage Reimbursements	0	375	(375)	(100%)	0	750	(750)	(100%)	4,500	4,500	100%
Hills CC Road Contribution	1,500	1,500	0	0%	3,000	3,000	0	0%	18,000	15,000	83%
Penalties and Interest	25	0	25	100%	100	0	100	100%	0	(100)	0%
Architectural Review Fees	150	500	(350)	(70%)	150	1,000	(850)	(85%)	6,000	5,850	98%
Compliance Fees	(1,000)	0	(1,000)	(100%)	(1,000)	0	(1,000)	(100%)	0	1,000	100%
Fines	0	0	0	0%	100	0	100	100%	0	(100)	0%
Interest Income	509	314	195	62%	606	628	(22)	(4%)	3,768	3,162	84%
RFID Income	680	600	80	13%	705	1,200	(495)	(41%)	7,200	6,495	90%
TOTAL Other Income	1,864	3,564	(1,700)	(48%)	3,661	7,128	(3,467)	(49%)	42,768	39,107	91%
TOTAL Revenues	58,265	60,494	(2,229)	(4%)	117,320	120,988	(3,668)	(3%)	725,928	608,608	84%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	725	463	(262)	(57%)	1,332	926	(406)	(44%)	5,554	4,221	76%
Repairs and Maint											
Entr. Gates/Guardhouse	921	4,578	3,657	80%	9,161	9,156	(5)	0%	54,936	45,775	83%
Fences	0	30	30	100%	0	60	60	100%	360	360	100%
Flags and Flagpoles(s)	493	100	(393)	(393%)	493	200	(293)	(146%)	1,200	707	59%
General Repairs	175	125	(50)	(40%)	175	250	75	30%	1,500	1,325	88%
Janitorial Services	148	172	24	14%	148	344	196	57%	2,064	1,916	93%
Lights and Electrical	1,360	142	(1,218)	(858%)	1,360	284	(1,076)	(379%)	1,700	340	20%
Signage	0	167	167	100%	0	334	334	100%	2,000	2,000	100%
Supplies/Cleaning	105	37	(68)	(185%)	260	74	(186)	(251%)	450	190	42%
TOTAL Repairs and Maint	3,202	5,351	2,149	40%	11,597	10,702	(895)	(8%)	64,210	52,613	82%

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Safety & Security											
Access Card Keys	0	527	527	100%	852	1,054	202	19%	6,324	5,472	87%
Security and Patrols	20,760	23,750	2,990	13%	40,760	47,500	6,740	14%	285,000	244,240	86%
Security Monitoring Service	1,456	1,450	(6)	0%	2,911	2,900	(11)	0%	17,400	14,489	83%
TOTAL Safety & Security	22,215	25,727	3,512	14%	44,523	51,454	6,931	13%	308,724	264,201	86%
Exterminating											
Exterminating	40	40	0	(1%)	81	80	(1)	(1%)	484	403	83%
Taxes											
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
TOTAL Taxes	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
Telephone											
Telephone	1,265	1,120	(145)	(13%)	2,517	2,240	(277)	(12%)	13,440	10,923	81%
Water and Wastewater											
Water and Wastewater	138	1,481	1,343	91%	(146)	2,962	3,108	105%	17,772	17,918	101%
Landscape Maintenance											
Landscape Service Contract	7,594	7,513	(81)	(1%)	14,386	15,026	639	4%	90,154	75,767	84%
Materials	0	18	18	100%	0	36	36	100%	216	216	100%
Projects	12,474	0	(12,474)	(100%)	12,474	0	(12,474)	(100%)	24,000	11,526	48%
Irrigation Repairs	0	0	0	0%	677	0	(677)	(100%)	10,368	9,691	93%
TOTAL Landscape Maintenance	20,068	7,531	(12,537)	(166%)	27,537	15,062	(12,475)	(83%)	124,738	97,201	78%
TOTAL Direct Operating Expenses	47,654	41,713	(5,941)	(14%)	87,441	85,626	(1,816)	(2%)	537,121	449,680	84%
Admin Expenses											
Professional Fees											
Legal Fees	0	1,583	1,583	100%	258	3,166	2,908	92%	19,000	18,742	99%
TOTAL Professional Fees	0	1,583	1,583	100%	258	3,166	2,908	92%	19,000	18,742	99%
Bad Debts											
Bad Debt Expense	11	0	(11)	(100%)	162	0	(162)	(100%)	0	(162)	0%
General Events											
Annual Meeting	482	1,200	718	60%	482	1,200	718	60%	1,200	718	60%
Holiday Decorations	0	458	458	100%	0	916	916	100%	5,500	5,500	100%
Homeowner Activities	300	0	(300)	(100%)	300	0	(300)	(100%)	0	(300)	0%
Social Events	300	0	(300)	(100%)	300	0	(300)	(100%)	15,855	15,555	98%
TOTAL General Events	1,082	1,658	576	35%	1,082	2,116	1,034	49%	22,555	21,473	95%
Association Communications											

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Website	0	32	32	100%	0	64	64	100%	384	384	100%
Insurance											
Crime	32	14	(18)	(131%)	65	28	(37)	(131%)	162	98	60%
Directors and Officers	150	93	(57)	(61%)	150	186	36	20%	1,111	961	87%
General, Property & Liability	769	458	(311)	(68%)	1,226	916	(310)	(34%)	5,491	4,265	78%
Insurance	0	147	147	100%	0	294	294	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	617	462	(155)	(34%)	2,771	2,153	78%
Worker's Compensation	28	29	2	5%	55	58	3	5%	349	294	84%
TOTAL Insurance	1,309	972	(337)	(35%)	2,112	1,944	(168)	(9%)	11,644	9,532	82%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	3,214	2,538	(676)	(27%)	15,228	12,014	79%
Administration Expenses											
Computer Software Subscription	84	29	(55)	(189%)	170	58	(112)	(193%)	348	178	51%
Internet Access	635	630	(5)	(1%)	785	1,260	475	38%	7,560	6,775	90%
Miscellaneous	634	275	(359)	(130%)	955	550	(405)	(74%)	3,300	2,345	71%
Office Supplies	45	100	55	55%	90	200	110	55%	1,200	1,110	93%
Postage	11	33	22	68%	32	66	34	52%	400	368	92%
Printing and Copying	0	3	3	100%	5	6	1	10%	40	35	86%
TOTAL Administration Expenses	1,408	1,070	(338)	(32%)	2,037	2,140	103	5%	12,848	10,811	84%
Compensation											
Compensation	8,982	8,929	(53)	(1%)	17,901	17,858	(42)	0%	107,148	89,248	83%
TOTAL Admin Expenses	14,398	15,513	1,115	7%	26,765	29,826	3,061	10%	188,807	162,042	86%
TOTAL Operating Expenses	62,052	57,226	(4,826)	(8%)	114,207	115,452	1,246	1%	725,928	611,722	84%
TOTAL Expenses	62,052	57,226	(4,826)	(8%)	114,207	115,452	1,246	1%	725,928	611,722	84%
NET SURPLUS (DEFICIT)	(3,787)	3,268	(7,055)	(216%)	3,113	5,536	(2,423)	(44%)	0	(3,113)	>999%

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