

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 04/30/2024				YTD 04/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,845	60,697	148	0%	242,482	242,788	(306)	0%	728,360	485,878	67%
Other Assessments											
Working Capital Assessment	400	400	0	0%	2,200	1,600	600	38%	4,800	2,600	54%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(16,668)	(16,668)	0	0%	(50,000)	(33,332)	67%
Other Income											
Collection Income	1,006	275	731	266%	1,006	1,100	(94)	(9%)	3,300	2,294	70%
Damage Reimbursements	0	375	(375)	(100%)	0	1,500	(1,500)	(100%)	4,500	4,500	100%
Hills CC Road Contribution	0	1,500	(1,500)	(100%)	4,500	6,000	(1,500)	(25%)	18,000	13,500	75%
Penalties and Interest	25	0	25	100%	150	0	150	100%	0	(150)	0%
Architectural Review Fees	0	500	(500)	(100%)	1,100	2,000	(900)	(45%)	6,000	4,900	82%
Fines	100	0	100	100%	200	0	200	100%	0	(200)	0%
Interest Income	202	314	(112)	(36%)	1,149	1,256	(107)	(8%)	3,768	2,619	69%
RFID Income	270	600	(330)	(55%)	1,295	2,400	(1,105)	(46%)	7,200	5,905	82%
TOTAL Other Income	1,603	3,564	(1,961)	(55%)	9,401	14,256	(4,855)	(34%)	42,768	33,367	78%
TOTAL Revenues	58,681	60,494	(1,813)	(3%)	237,415	241,976	(4,561)	(2%)	725,928	488,513	67%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	1,871	463	(1,408)	(304%)	3,456	1,852	(1,604)	(87%)	5,554	2,098	38%
Landscape Maintenance											
Landscape Service Contract	6,793	7,511	718	10%	28,547	30,050	1,503	5%	90,154	61,607	68%
Materials	0	18	18	100%	0	72	72	100%	216	216	100%
Projects	1,886	4,000	2,114	53%	10,963	10,000	(963)	(10%)	24,000	13,037	54%
Irrigation Repairs	0	864	864	100%	5,358	3,456	(1,902)	(55%)	10,368	5,010	48%
TOTAL Landscape Maintenance	8,678	12,393	3,715	30%	44,868	43,578	(1,290)	(3%)	124,738	79,870	64%
Repairs and Maint											
Entr. Gates/Guardhouse	1,345	4,578	3,233	71%	14,810	18,312	3,502	19%	54,936	40,126	73%
Fences	0	30	30	100%	0	120	120	100%	360	360	100%
Flags and Flagpoles(s)	0	100	100	100%	969	400	(569)	(142%)	1,200	231	19%
General Repairs	160	125	(35)	(28%)	385	500	115	23%	1,500	1,115	74%

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Janitorial Services	179	172	(7)	(4%)	1,041	688	(353)	(51%)	2,064	1,023	50%
Lights and Electrical	299	142	(157)	(110%)	1,659	568	(1,091)	(92%)	1,700	41	2%
Signage	0	167	167	100%	58	668	610	91%	2,000	1,942	97%
Supplies/Cleaning	0	37	37	100%	260	148	(112)	(76%)	450	190	42%
TOTAL Repairs and Maint	1,982	5,351	3,369	63%	19,182	21,404	2,222	10%	64,210	45,028	70%
Safety & Security											
Access Card Keys	7,466	527	(6,939)	(>999%)	8,318	2,108	(6,210)	(295%)	6,324	(1,994)	(32%)
Security and Patrols	20,637	23,750	3,113	13%	81,448	95,000	13,552	14%	285,000	203,552	71%
Security Monitoring Service	1,456	1,450	(6)	0%	5,822	5,800	(22)	0%	17,400	11,578	67%
TOTAL Safety & Security	29,559	25,727	(3,832)	(15%)	95,588	102,908	7,320	7%	308,724	213,136	69%
Exterminating											
Exterminating	40	40	0	(1%)	162	160	(2)	(1%)	484	322	67%
Taxes											
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
Telephone											
Telephone	2,767	1,120	(1,647)	(147%)	5,980	4,480	(1,500)	(33%)	13,440	7,460	56%
Water and Wastewater											
Water and Wastewater	1,940	1,481	(459)	(31%)	2,043	5,924	3,881	66%	17,772	15,729	89%
TOTAL Direct Operating Expenses	46,837	46,575	(262)	(1%)	171,278	182,506	11,228	6%	537,121	365,843	68%
Admin Expenses											
Professional Fees											
Legal Fees	175	1,583	1,408	89%	2,046	6,332	4,286	68%	19,000	16,954	89%
Bad Debts											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
General Events											
Annual Meeting	0	0	0	0%	878	1,200	322	27%	1,200	322	27%
Holiday Decorations	0	458	458	100%	0	1,832	1,832	100%	5,500	5,500	100%
Homeowner Activities	0	0	0	0%	300	0	(300)	(100%)	0	(300)	0%
Social Events	0	0	0	0%	3,300	5,285	1,985	38%	15,855	12,555	79%
TOTAL General Events	0	458	458	100%	4,478	8,317	3,839	46%	22,555	18,077	80%
Association Communications											
Website	0	32	32	100%	0	128	128	100%	384	384	100%
Insurance											
Crime	54	14	(40)	(283%)	172	56	(116)	(207%)	162	(10)	(6%)

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Directors and Officers	150	93	(57)	(61%)	449	372	(77)	(21%)	1,111	662	60%
General, Property & Liability	769	458	(311)	(68%)	2,764	1,832	(932)	(51%)	5,491	2,727	50%
Insurance	0	147	147	100%	0	588	588	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	1,277	924	(353)	(38%)	2,771	1,493	54%
Worker's Compensation	28	29	2	5%	110	116	6	5%	349	239	69%
TOTAL Insurance	1,330	972	(358)	(37%)	4,772	3,888	(884)	(23%)	11,644	6,872	59%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	6,427	5,076	(1,351)	(27%)	15,228	8,801	58%
Administration Expenses											
Computer Software Subscription	67	29	(38)	(133%)	305	116	(189)	(163%)	348	43	12%
Internet Access	581	630	49	8%	1,726	2,520	794	32%	7,560	5,834	77%
Miscellaneous	519	275	(244)	(89%)	2,097	1,100	(997)	(91%)	3,300	1,203	36%
Office Supplies	45	100	55	55%	248	400	152	38%	1,200	952	79%
Postage	31	33	2	7%	85	132	47	36%	400	315	79%
Printing and Copying	27	3	(24)	(784%)	32	12	(20)	(166%)	40	8	20%
TOTAL Administration Expenses	1,270	1,070	(200)	(19%)	4,493	4,280	(213)	(5%)	12,848	8,355	65%
Compensation											
Compensation	8,790	8,929	139	2%	35,500	35,716	216	1%	107,148	71,648	67%
TOTAL Admin Expenses	13,171	14,313	1,142	8%	57,879	63,737	5,858	9%	188,807	130,928	69%
TOTAL Operating Expenses	60,008	60,888	880	1%	229,157	246,243	17,087	7%	725,928	496,772	68%
TOTAL Expenses	60,008	60,888	880	1%	229,157	246,243	17,087	7%	725,928	496,772	68%
NET SURPLUS (DEFICIT)	(1,328)	(394)	(934)	237%	8,258	(4,267)	12,526	(294%)	0	(8,258)	>999%