

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 07/31/2024				YTD 07/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,695	60,697	(2)	0%	424,875	424,879	(4)	0%	728,360	303,485	42%
Other Assessments											
Working Capital Assessment	200	400	(200)	(50%)	3,600	2,800	800	29%	4,800	1,200	25%
TOTAL Other Assessments	200	400	(200)	(50%)	3,600	2,800	800	29%	4,800	1,200	25%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(29,169)	(29,169)	0	0%	(50,000)	(20,831)	42%
Other Income											
Collection Income	378	275	103	37%	1,984	1,925	59	3%	3,300	1,316	40%
Damage Reimbursements	1,077	375	702	187%	1,077	2,625	(1,548)	(59%)	4,500	3,423	76%
Hills CC Road Contribution	4,500	1,500	3,000	200%	12,025	10,500	1,525	15%	18,000	5,975	33%
Miscellaneous Income	2,025	0	2,025	100%	2,617	0	2,617	100%	0	(2,617)	0%
Road Fund Income	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
Penalties and Interest	50	0	50	100%	225	0	225	100%	0	(225)	0%
Architectural Review Fees	0	500	(500)	(100%)	1,950	3,500	(1,550)	(44%)	6,000	4,050	68%
Fines	0	0	0	0%	250	0	250	100%	0	(250)	0%
Interest Income	130	314	(184)	(59%)	1,571	2,198	(627)	(29%)	3,768	2,197	58%
RFID Income	650	600	50	8%	3,265	4,200	(935)	(22%)	7,200	3,935	55%
TOTAL Other Income	8,809	3,564	5,245	147%	25,963	24,948	1,015	4%	42,768	16,805	39%
TOTAL Revenues	65,538	60,494	5,044	8%	425,269	423,458	1,811	0%	725,928	300,659	41%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	7,112	7,513	401	5%	49,948	52,589	2,641	5%	90,154	40,206	45%
Materials	0	18	18	100%	0	126	126	100%	216	216	100%
Projects	2,028	0	(2,028)	(100%)	15,975	16,000	25	0%	24,000	8,025	33%
Irrigation Repairs	421	864	443	51%	7,609	6,048	(1,561)	(26%)	10,368	2,759	27%
TOTAL Landscape Maintenance	9,561	8,395	(1,166)	(14%)	73,532	74,763	1,231	2%	124,738	51,206	41%
Utilities											
Electricity - General	495	463	(32)	(7%)	4,095	3,241	(854)	(26%)	5,554	1,459	26%
Telephone	1,494	1,120	(374)	(33%)	9,451	7,840	(1,611)	(21%)	13,440	3,989	30%
Water and Wastewater	1,190	1,481	291	20%	5,684	10,367	4,683	45%	17,772	12,087	68%

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TOTAL Utilities	3,179	3,064	(115)	(4%)	19,230	21,448	2,218	10%	36,765	17,536	48%
Repairs and Maint											
Entr. Gates/Guardhouse	2,144	4,578	2,434	53%	26,810	32,046	5,236	16%	54,936	28,126	51%
Fences	0	30	30	100%	0	210	210	100%	360	360	100%
Flags and Flagpoles(s)	0	100	100	100%	969	700	(269)	(38%)	1,200	231	19%
General Repairs	625	125	(500)	(400%)	1,012	875	(137)	(16%)	1,500	488	33%
Janitorial Services	0	172	172	100%	1,041	1,204	163	14%	2,064	1,023	50%
Lights and Electrical	0	142	142	100%	1,659	994	(665)	(67%)	1,700	41	2%
Signage	0	167	167	100%	237	1,169	932	80%	2,000	1,763	88%
Supplies/Cleaning	147	37	(110)	(298%)	496	259	(237)	(91%)	450	(46)	(10%)
TOTAL Repairs and Maint	2,916	5,351	2,435	46%	32,223	37,457	5,234	14%	64,210	31,987	50%
Safety & Security											
Access Card Keys	0	527	527	100%	8,318	3,689	(4,629)	(125%)	6,324	(1,994)	(32%)
Security and Patrols	20,004	23,750	3,746	16%	143,101	166,250	23,149	14%	285,000	141,899	50%
Security Monitoring Service	1,456	1,450	(6)	0%	10,189	10,150	(39)	0%	17,400	7,211	41%
TOTAL Safety & Security	21,459	25,727	4,268	17%	161,608	180,089	18,481	10%	308,724	147,116	48%
Exterminating											
Exterminating	40	40	0	(1%)	283	280	(3)	(1%)	484	201	42%
Taxes											
Income Taxes	1,891	0	(1,891)	(100%)	1,891	0	(1,891)	(100%)	0	(1,891)	0%
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
TOTAL Direct Operating Expenses	39,046	42,577	3,531	8%	288,766	316,237	27,470	9%	537,121	248,355	46%
Admin Expenses											
Professional Fees											
Legal Fees	1,202	1,583	381	24%	7,726	11,081	3,355	30%	19,000	11,274	59%
Bad Debts											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,178	1,200	22	2%	1,200	22	2%
Holiday Decorations	0	458	458	100%	0	3,206	3,206	100%	5,500	5,500	100%
Social Events	2,163	0	(2,163)	(100%)	8,887	5,285	(3,602)	(68%)	15,855	6,968	44%
TOTAL Homeowner Activities	2,163	458	(1,705)	(372%)	10,065	9,691	(374)	(4%)	22,555	12,490	55%
Association Communications											
Website	0	32	32	100%	0	224	224	100%	384	384	100%

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Insurance											
Crime	54	14	(40)	(283%)	333	98	(235)	(239%)	162	(170)	(105%)
Directors and Officers	150	93	(57)	(61%)	897	651	(246)	(38%)	1,111	213	19%
General, Property & Liability	769	458	(311)	(68%)	5,072	3,206	(1,866)	(58%)	5,491	419	8%
Insurance	0	147	147	100%	0	1,029	1,029	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	2,267	1,617	(650)	(40%)	2,771	503	18%
Worker's Compensation	28	29	2	5%	193	203	11	5%	349	157	45%
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	11,248	8,883	(2,365)	(27%)	15,228	3,980	26%
General & Admin Expenses											
Computer Software Subscription	67	29	(38)	(133%)	507	203	(304)	(150%)	348	(159)	(46%)
Internet Access	642	630	(12)	(2%)	3,860	4,410	550	12%	7,560	3,700	49%
Miscellaneous	377	275	(102)	(37%)	4,010	1,925	(2,085)	(108%)	3,300	(710)	(22%)
Office Supplies	152	100	(52)	(52%)	936	700	(236)	(34%)	1,200	264	22%
Postage	21	33	12	35%	260	231	(29)	(12%)	400	140	35%
Printing and Copying	0	3	3	100%	32	21	(11)	(52%)	40	8	20%
TOTAL General & Admin Expenses	1,259	1,070	(189)	(18%)	9,605	7,490	(2,115)	(28%)	12,848	3,243	25%
Compensation											
Compensation	8,789	8,929	140	2%	61,870	62,503	634	1%	107,148	45,279	42%
TOTAL Admin Expenses	16,351	14,313	(2,038)	(14%)	109,436	106,676	(2,760)	(3%)	188,807	79,371	42%
TOTAL Operating Expenses	55,397	56,890	1,493	3%	398,203	422,913	24,710	6%	725,928	327,725	45%
TOTAL Expenses	55,397	56,890	1,493	3%	398,203	422,913	24,710	6%	725,928	327,725	45%
NET SURPLUS (DEFICIT)	10,140	3,604	6,536	181%	27,067	545	26,522	>999%	0	(27,067)	>999%