

# 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 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Homeowner Assessments	60,695	60,697	(2)	0%	546,266	546,273	(7)	0%	728,360	182,094	25%
<b>Other Assessments</b>											
Working Capital Assessment	0	400	(400)	(100%)	3,600	3,600	0	0%	4,800	1,200	25%
<b>TOTAL Other Assessments</b>	<b>0</b>	<b>400</b>	<b>(400)</b>	<b>(100%)</b>	<b>3,600</b>	<b>3,600</b>	<b>0</b>	<b>0%</b>	<b>4,800</b>	<b>1,200</b>	<b>25%</b>
<b>Assessment Allocation</b>											
Assessment Allocation	(4,167)	(4,167)	0	0%	(37,503)	(37,503)	0	0%	(50,000)	(12,497)	25%
<b>Other Income</b>											
Collection Income	(503)	275	(778)	(283%)	1,831	2,475	(644)	(26%)	3,300	1,469	45%
Damage Reimbursements	0	375	(375)	(100%)	1,077	3,375	(2,298)	(68%)	4,500	3,423	76%
Hills CC Road Contribution	1,500	1,500	0	0%	13,525	13,500	25	0%	18,000	4,475	25%
Miscellaneous Income	230	0	230	100%	2,847	0	2,847	100%	0	(2,847)	0%
Road Fund Income	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
Penalties and Interest	0	0	0	0%	225	0	225	100%	0	(225)	0%
Architectural Review Fees	200	500	(300)	(60%)	2,150	4,500	(2,350)	(52%)	6,000	3,850	64%
Fines	0	0	0	0%	250	0	250	100%	0	(250)	0%
Interest Income	415	314	101	32%	2,688	2,826	(138)	(5%)	3,768	1,080	29%
RFID Income	740	600	140	23%	4,145	5,400	(1,255)	(23%)	7,200	3,055	42%
<b>TOTAL Other Income</b>	<b>2,582</b>	<b>3,564</b>	<b>(982)</b>	<b>(28%)</b>	<b>29,737</b>	<b>32,076</b>	<b>(2,339)</b>	<b>(7%)</b>	<b>42,768</b>	<b>13,031</b>	<b>30%</b>
<b>TOTAL Revenues</b>	<b>59,110</b>	<b>60,494</b>	<b>(1,384)</b>	<b>(2%)</b>	<b>542,100</b>	<b>544,446</b>	<b>(2,346)</b>	<b>0%</b>	<b>725,928</b>	<b>183,828</b>	<b>25%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Utilities</b>											
Electricity - General	610	463	(147)	(32%)	5,334	4,167	(1,167)	(28%)	5,554	219	4%
Telephone	1,706	1,120	(586)	(52%)	13,659	10,080	(3,579)	(36%)	13,440	(219)	(2%)
Water and Wastewater	1,965	1,481	(484)	(33%)	9,227	13,329	4,102	31%	17,772	8,545	48%
<b>TOTAL Utilities</b>	<b>4,281</b>	<b>3,064</b>	<b>(1,217)</b>	<b>(40%)</b>	<b>28,220</b>	<b>27,576</b>	<b>(644)</b>	<b>(2%)</b>	<b>36,765</b>	<b>8,545</b>	<b>23%</b>
<b>Landscape Maintenance</b>											
Landscape Service Contract	8,028	7,513	(515)	(7%)	65,589	67,615	2,026	3%	90,154	24,565	27%
Materials	0	18	18	100%	0	162	162	100%	216	216	100%
Projects	110	4,000	3,890	97%	16,085	20,000	3,915	20%	24,000	7,915	33%
Irrigation Repairs	118	864	746	86%	7,727	9,504	1,777	19%	10,368	2,641	25%

Unaudited

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*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	8,256	12,395	4,139	33%	89,400	97,281	7,881	8%	124,738	35,338	28%
<b>Repairs and Maint</b>											
Entr. Gates/Guardhouse	1,057	4,578	3,521	77%	40,835	41,202	367	1%	54,936	14,101	26%
Fences	0	30	30	100%	3,213	270	(2,943)	(>999%)	360	(2,853)	(793%)
Flags and Flagpoles(s)	494	100	(394)	(394%)	1,462	900	(562)	(62%)	1,200	(262)	(22%)
General Repairs	417	125	(292)	(234%)	1,731	1,125	(606)	(54%)	1,500	(231)	(15%)
Janitorial Services	0	172	172	100%	1,041	1,548	507	33%	2,064	1,023	50%
Lights and Electrical	264	142	(122)	(86%)	1,923	1,278	(645)	(50%)	1,700	(223)	(13%)
Signage	0	167	167	100%	237	1,503	1,266	84%	2,000	1,763	88%
Supplies/Cleaning	125	37	(88)	(239%)	649	333	(316)	(95%)	450	(199)	(44%)
<b>TOTAL Repairs and Maint</b>	2,356	5,351	2,995	56%	51,091	48,159	(2,932)	(6%)	64,210	13,119	20%
<b>Safety &amp; Security</b>											
Access Card Keys	0	527	527	100%	6,697	4,743	(1,954)	(41%)	6,324	(373)	(6%)
Security and Patrols	20,841	23,750	2,909	12%	184,758	213,750	28,992	14%	285,000	100,242	35%
Security Monitoring Service	1,456	1,450	(6)	0%	13,100	13,050	(50)	0%	17,400	4,300	25%
<b>TOTAL Safety &amp; Security</b>	22,297	25,727	3,430	13%	204,555	231,543	26,988	12%	308,724	104,169	34%
<b>Exterminating</b>											
Exterminating	0	40	40	100%	404	360	(44)	(12%)	484	80	17%
<b>Taxes</b>											
Income Taxes	0	0	0	0%	5,293	0	(5,293)	(100%)	0	(5,293)	0%
Real Property	0	0	0	0%	0	2,200	2,200	100%	2,200	2,200	100%
<b>TOTAL Direct Operating Expenses</b>	37,190	46,577	9,387	20%	378,962	407,119	28,157	7%	537,121	158,159	29%
<b>Admin Expenses</b>											
<b>Professional Fees</b>											
Legal Fees	4,288	1,583	(2,705)	(171%)	12,439	14,247	1,808	13%	19,000	6,561	35%
<b>Bad Debts</b>											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
<b>Homeowner Activities</b>											
Annual Meeting	22	0	(22)	(100%)	1,200	1,200	0	0%	1,200	0	0%
Holiday Decorations	0	458	458	100%	0	4,122	4,122	100%	5,500	5,500	100%
Social Events	2,193	5,285	3,092	59%	9,074	10,570	1,496	14%	15,855	6,781	43%
<b>TOTAL Homeowner Activities</b>	2,215	5,743	3,528	61%	10,273	15,892	5,619	35%	22,555	12,282	54%
<b>Association Communications</b>											
Website	0	32	32	100%	0	288	288	100%	384	384	100%

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<b>Insurance</b>											
Crime	54	14	(40)	(283%)	440	126	(314)	(249%)	162	(278)	(171%)
Directors and Officers	150	93	(57)	(61%)	1,197	837	(360)	(43%)	1,111	(86)	(8%)
General, Property & Liability	769	458	(311)	(68%)	6,611	4,122	(2,489)	(60%)	5,491	(1,120)	(20%)
Insurance	0	147	147	100%	0	1,323	1,323	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	2,927	2,079	(848)	(41%)	2,771	(157)	(6%)
Worker's Compensation	28	29	2	5%	248	261	14	5%	349	102	29%
<b>TOTAL Insurance</b>	<b>1,330</b>	<b>972</b>	<b>(358)</b>	<b>(37%)</b>	<b>11,422</b>	<b>8,748</b>	<b>(2,674)</b>	<b>(31%)</b>	<b>11,644</b>	<b>222</b>	<b>2%</b>
<b>Management Fees</b>											
Management Contract	1,607	1,269	(338)	(27%)	14,462	11,421	(3,041)	(27%)	15,228	766	5%
<b>General &amp; Admin Expenses</b>											
Computer Software Subscription	67	29	(38)	(133%)	642	261	(381)	(146%)	348	(294)	(85%)
Internet Access	431	630	199	32%	4,933	5,670	737	13%	7,560	2,627	35%
Miscellaneous	811	275	(536)	(195%)	5,277	2,475	(2,802)	(113%)	3,300	(1,977)	(60%)
Office Supplies	45	100	55	55%	1,136	900	(236)	(26%)	1,200	64	5%
Postage	85	33	(52)	(157%)	344	297	(47)	(16%)	400	56	14%
Printing and Copying	0	3	3	100%	32	27	(5)	(18%)	40	8	20%
<b>TOTAL General &amp; Admin Expenses</b>	<b>1,440</b>	<b>1,070</b>	<b>(370)</b>	<b>(35%)</b>	<b>12,365</b>	<b>9,630</b>	<b>(2,735)</b>	<b>(28%)</b>	<b>12,848</b>	<b>483</b>	<b>4%</b>
<b>Compensation</b>											
Compensation	8,789	8,929	140	2%	79,449	80,361	913	1%	107,148	27,700	26%
<b>TOTAL Admin Expenses</b>	<b>19,668</b>	<b>19,598</b>	<b>(70)</b>	<b>0%</b>	<b>140,571</b>	<b>140,587</b>	<b>17</b>	<b>0%</b>	<b>188,807</b>	<b>48,237</b>	<b>26%</b>
<b>TOTAL Operating Expenses</b>	<b>56,859</b>	<b>66,175</b>	<b>9,316</b>	<b>14%</b>	<b>519,533</b>	<b>547,706</b>	<b>28,173</b>	<b>5%</b>	<b>725,928</b>	<b>206,395</b>	<b>28%</b>
<b>TOTAL Expenses</b>	<b>56,859</b>	<b>66,175</b>	<b>9,316</b>	<b>14%</b>	<b>519,533</b>	<b>547,706</b>	<b>28,173</b>	<b>5%</b>	<b>725,928</b>	<b>206,395</b>	<b>28%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>2,251</b>	<b>(5,681)</b>	<b>7,932</b>	<b>(140%)</b>	<b>22,567</b>	<b>(3,260)</b>	<b>25,828</b>	<b>(792%)</b>	<b>0</b>	<b>(22,568)</b>	<b>&gt;999%</b>