

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 10/31/2024				YTD 10/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,695	60,697	(2)	0%	606,961	606,970	(9)	0%	728,360	121,399	17%
Other Assessments											
Working Capital Assessment	200	400	(200)	(50%)	3,800	4,000	(200)	(5%)	4,800	1,000	21%
TOTAL Other Assessments	200	400	(200)	(50%)	3,800	4,000	(200)	(5%)	4,800	1,000	21%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(41,670)	(41,670)	0	0%	(50,000)	(8,330)	17%
Other Income											
Collection Income	567	275	292	106%	2,398	2,750	(352)	(13%)	3,300	902	27%
Damage Reimbursements	0	375	(375)	(100%)	1,077	3,750	(2,673)	(71%)	4,500	3,423	76%
Hills CC Road Contribution	1,500	1,500	0	0%	15,025	15,000	25	0%	18,000	2,975	17%
Miscellaneous Income	0	0	0	0%	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	0	500	(500)	(100%)	2,150	5,000	(2,850)	(57%)	6,000	3,850	64%
Fines	150	0	150	100%	400	0	400	100%	0	(400)	0%
Interest Income	353	314	39	12%	3,041	3,140	(99)	(3%)	3,768	727	19%
RFID Income	630	600	30	5%	4,775	6,000	(1,225)	(20%)	7,200	2,425	34%
TOTAL Other Income	3,200	3,564	(364)	(10%)	32,937	35,640	(2,703)	(8%)	42,768	9,831	23%
TOTAL Revenues	59,928	60,494	(566)	(1%)	602,028	604,940	(2,912)	0%	725,928	123,900	17%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,793	7,513	720	10%	72,381	75,128	2,747	4%	90,154	17,773	20%
Materials	0	18	18	100%	0	180	180	100%	216	216	100%
Projects	3,653	4,000	347	9%	19,738	24,000	4,262	18%	24,000	4,262	18%
Irrigation Repairs	0	864	864	100%	7,727	10,368	2,641	25%	10,368	2,641	25%
TOTAL Landscape Maintenance	10,446	12,395	1,949	16%	99,846	109,676	9,830	9%	124,738	24,892	20%
Repairs and Maint											
Entr. Gates/Guardhouse	3,037	4,578	1,541	34%	43,872	45,780	1,908	4%	54,936	11,064	20%
Fences	0	30	30	100%	3,213	300	(2,913)	(971%)	360	(2,853)	(793%)
Flags and Flagpoles(s)	0	100	100	100%	1,462	1,000	(462)	(46%)	1,200	(262)	(22%)

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General Repairs	31	125	94	75%	1,762	1,250	(512)	(41%)	1,500	(262)	(17%)
Janitorial Services	0	172	172	100%	1,041	1,720	679	39%	2,064	1,023	50%
Lights and Electrical	0	142	142	100%	1,923	1,420	(503)	(35%)	1,700	(223)	(13%)
Signage	0	167	167	100%	237	1,670	1,433	86%	2,000	1,763	88%
Supplies/Cleaning	89	37	(52)	(140%)	738	370	(368)	(99%)	450	(288)	(64%)
TOTAL Repairs and Maint	3,157	5,351	2,194	41%	54,247	53,510	(737)	(1%)	64,210	9,963	16%
Safety & Security											
Access Card Keys	0	527	527	100%	6,697	5,270	(1,427)	(27%)	6,324	(373)	(6%)
Security and Patrols	20,822	23,750	2,928	12%	205,580	237,500	31,920	13%	285,000	79,420	28%
Security Monitoring Service	1,456	1,450	(6)	0%	14,556	14,500	(56)	0%	17,400	2,844	16%
TOTAL Safety & Security	22,278	25,727	3,449	13%	226,832	257,270	30,438	12%	308,724	81,892	27%
Exterminating											
Exterminating	0	40	40	100%	404	400	(4)	(1%)	484	80	17%
Taxes											
Income Taxes	0	0	0	0%	5,293	0	(5,293)	(100%)	0	(5,293)	0%
Real Property	493	0	(493)	(100%)	493	2,200	1,707	78%	2,200	1,707	78%
Utilities											
Electricity - General	448	463	15	3%	5,782	4,630	(1,152)	(25%)	5,554	(229)	(4%)
Telephone	1,495	1,120	(375)	(34%)	15,155	11,200	(3,955)	(35%)	13,440	(1,715)	(13%)
Water and Wastewater	1,573	1,481	(92)	(6%)	10,800	14,810	4,010	27%	17,772	6,971	39%
TOTAL Utilities	3,517	3,064	(453)	(15%)	31,737	30,640	(1,097)	(4%)	36,765	5,028	14%
TOTAL Direct Operating Expenses	39,890	46,577	6,687	14%	418,852	453,696	34,844	8%	537,121	118,269	22%
Admin Expenses											
Professional Fees											
Legal Fees	314	1,583	1,269	80%	12,753	15,830	3,077	19%	19,000	6,247	33%
Bad Debts											
Bad Debt Expense	0	0	0	(100%)	162	0	(162)	(100%)	0	(162)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,200	1,200	0	0%	1,200	0	0%
Holiday Decorations	0	458	458	100%	0	4,580	4,580	100%	5,500	5,500	100%
Social Events	0	0	0	0%	9,074	10,570	1,496	14%	15,855	6,781	43%
TOTAL Homeowner Activities	0	458	458	100%	10,273	16,350	6,077	37%	22,555	12,282	54%
Association Communications											
Website	0	32	32	100%	0	320	320	100%	384	384	100%

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Insurance											
Crime	54	14	(40)	(283%)	493	140	(353)	(252%)	162	(331)	(204%)
Directors and Officers	150	93	(57)	(61%)	1,346	930	(416)	(45%)	1,111	(236)	(21%)
General, Property & Liability	769	458	(311)	(68%)	7,380	4,580	(2,800)	(61%)	5,491	(1,889)	(34%)
Insurance	0	147	147	100%	0	1,470	1,470	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	3,257	2,310	(947)	(41%)	2,771	(487)	(18%)
Worker's Compensation	28	29	2	5%	275	290	15	5%	349	74	21%
TOTAL Insurance	1,330	972	(358)	(37%)	12,752	9,720	(3,032)	(31%)	11,644	(1,108)	(10%)
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	16,068	12,690	(3,378)	(27%)	15,228	(840)	(6%)
General & Admin Expenses											
Computer Software Subscription	67	29	(38)	(133%)	710	290	(420)	(145%)	348	(362)	(104%)
Internet Access	642	630	(12)	(2%)	5,575	6,300	725	12%	7,560	1,985	26%
Miscellaneous	441	275	(166)	(60%)	5,718	2,750	(2,968)	(108%)	3,300	(2,418)	(73%)
Office Supplies	64	100	36	36%	1,199	1,000	(199)	(20%)	1,200	1	0%
Postage	73	33	(40)	(123%)	418	330	(88)	(27%)	400	(18)	(4%)
Printing and Copying	0	3	3	100%	32	30	(2)	(6%)	40	8	20%
TOTAL General & Admin Expenses	1,288	1,070	(218)	(20%)	13,653	10,700	(2,953)	(28%)	12,848	(805)	(6%)
Compensation											
Compensation	8,791	8,929	138	2%	88,239	89,290	1,051	1%	107,148	18,909	18%
TOTAL Admin Expenses	13,330	14,313	983	7%	153,900	154,900	1,000	1%	188,807	34,907	18%
TOTAL Operating Expenses	53,220	60,890	7,670	13%	572,753	608,596	35,844	6%	725,928	153,176	21%
Reserve Expenses											
Entrance Gate(s)/Guardhouse	49,125	0	(49,125)	(100%)	49,125	0	(49,125)	(100%)	0	(49,125)	0%
TOTAL Reserve Expenses	49,125	0	(49,125)	(100%)	49,125	0	(49,125)	(100%)	0	(49,125)	0%
TOTAL Expenses	102,345	60,890	(41,455)	(68%)	621,878	608,596	(13,281)	(2%)	725,928	104,051	14%
NET SURPLUS (DEFICIT)	(42,417)	(396)	(42,021)	>999%	(19,849)	(3,656)	(16,193)	443%	0	19,849	(>999%)