

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 11/30/2024				YTD 11/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,695	60,697	(2)	0%	667,656	667,667	(11)	0%	728,360	60,704	8%
Other Assessments											
Working Capital Assessment	200	400	(200)	(50%)	4,000	4,400	(400)	(9%)	4,800	800	17%
TOTAL Other Assessments	200	400	(200)	(50%)	4,000	4,400	(400)	(9%)	4,800	800	17%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,167)	0	0%	(45,837)	(45,837)	0	0%	(50,000)	(4,163)	8%
Other Income											
Collection Income	0	275	(275)	(100%)	2,398	3,025	(627)	(21%)	3,300	902	27%
Damage Reimbursements	0	375	(375)	(100%)	1,077	4,125	(3,048)	(74%)	4,500	3,423	76%
Hills CC Road Contribution	0	1,500	(1,500)	(100%)	15,025	16,500	(1,475)	(9%)	18,000	2,975	17%
Miscellaneous Income	158	0	158	100%	3,005	0	3,005	100%	0	(3,005)	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%
ACC Fees	200	0	200	100%	200	0	200	100%	0	(200)	0%
Architectural Review Fees	0	500	(500)	(100%)	2,150	5,500	(3,350)	(61%)	6,000	3,850	64%
Fines	0	0	0	0%	400	0	400	100%	0	(400)	0%
Interest Income	150	314	(164)	(52%)	3,190	3,454	(264)	(8%)	3,768	578	15%
RFID Income	385	600	(215)	(36%)	5,160	6,600	(1,440)	(22%)	7,200	2,040	28%
TOTAL Other Income	892	3,564	(2,672)	(75%)	33,830	39,204	(5,374)	(14%)	42,768	8,938	21%
TOTAL Revenues	57,621	60,494	(2,873)	(5%)	659,649	665,434	(5,785)	(1%)	725,928	66,279	9%
Expenses											
Direct Operating Expenses											
Utilities											
Electricity - General	663	463	(200)	(43%)	6,445	5,093	(1,352)	(27%)	5,554	(892)	(16%)
Telephone	1,505	1,120	(385)	(34%)	16,660	12,320	(4,340)	(35%)	13,440	(3,220)	(24%)
Water and Wastewater	1,330	1,481	151	10%	12,130	16,291	4,161	26%	17,772	5,641	32%
TOTAL Utilities	3,498	3,064	(434)	(14%)	35,235	33,704	(1,531)	(5%)	36,765	1,530	4%
Landscape Maintenance											
Landscape Service Contract	7,422	7,513	91	1%	79,803	82,641	2,838	3%	90,154	10,351	11%
Materials	0	18	18	100%	0	198	198	100%	216	216	100%
Projects	162	0	(162)	(100%)	19,900	24,000	4,100	17%	24,000	4,100	17%
Irrigation Repairs	5,981	0	(5,981)	(100%)	13,708	10,368	(3,340)	(32%)	10,368	(3,340)	(32%)

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TOTAL Landscape Maintenance	13,565	7,531	(6,034)	(80%)	113,411	117,207	3,796	3%	124,738	11,327	9%
Repairs and Maint											
Entr. Gates/Guardhouse	2,942	4,578	1,636	36%	46,814	50,358	3,544	7%	54,936	8,122	15%
Fences	22	30	8	28%	3,235	330	(2,905)	(880%)	360	(2,875)	(799%)
Flags and Flagpoles(s)	0	100	100	100%	1,462	1,100	(362)	(33%)	1,200	(262)	(22%)
General Repairs	5,873	125	(5,748)	(>999%)	7,635	1,375	(6,260)	(455%)	1,500	(6,135)	(409%)
Janitorial Services	0	172	172	100%	1,041	1,892	851	45%	2,064	1,023	50%
Lights and Electrical	2,538	142	(2,396)	(>999%)	4,461	1,562	(2,899)	(186%)	1,700	(2,761)	(162%)
Signage	0	167	167	100%	237	1,837	1,600	87%	2,000	1,763	88%
Supplies/Cleaning	0	37	37	100%	738	407	(331)	(81%)	450	(288)	(64%)
TOTAL Repairs and Maint	11,375	5,351	(6,024)	(113%)	65,622	58,861	(6,761)	(11%)	64,210	(1,412)	(2%)
Safety & Security											
Access Card Keys	0	527	527	100%	6,697	5,797	(900)	(16%)	6,324	(373)	(6%)
Security and Patrols	20,891	23,750	2,859	12%	226,471	261,250	34,779	13%	285,000	58,529	21%
Security Monitoring Service	1,456	1,450	(6)	0%	16,012	15,950	(62)	0%	17,400	1,388	8%
TOTAL Safety & Security	22,347	25,727	3,380	13%	249,179	282,997	33,818	12%	308,724	59,545	19%
Exterminating											
Exterminating	40	40	0	(1%)	445	440	(5)	(1%)	484	39	8%
Taxes											
Income Taxes	0	0	0	0%	5,293	0	(5,293)	(100%)	0	(5,293)	0%
Real Property	0	0	0	0%	493	2,200	1,707	78%	2,200	1,707	78%
TOTAL Direct Operating Expenses	50,826	41,713	(9,113)	(22%)	469,678	495,409	25,731	5%	537,121	67,443	13%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	3,770	1,583	(2,187)	(138%)	16,523	17,413	890	5%	19,000	2,477	13%
Bad Debts											
Bad Debt Expense	0	0	0	0%	162	0	(162)	(100%)	0	(162)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	1,200	1,200	0	0%	1,200	0	0%
Holiday Decorations	0	458	458	100%	0	5,038	5,038	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	16,808	6,535	39%	22,555	12,282	54%
Association Communications											
Website	0	32	32	100%	0	352	352	100%	384	384	100%

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Insurance											
Crime	54	14	(40)	(283%)	547	154	(393)	(255%)	162	(385)	(237%)
Directors and Officers	150	93	(57)	(61%)	1,496	1,023	(473)	(46%)	1,111	(385)	(35%)
General, Property & Liability	769	458	(311)	(68%)	8,150	5,038	(3,112)	(62%)	5,491	(2,659)	(48%)
Insurance	0	147	147	100%	0	1,617	1,617	100%	1,760	1,760	100%
Umbrella	330	231	(99)	(43%)	3,587	2,541	(1,046)	(41%)	2,771	(817)	(29%)
Worker's Compensation	28	29	2	5%	303	319	17	5%	349	47	13%
TOTAL Insurance	1,330	972	(358)	(37%)	14,082	10,692	(3,390)	(32%)	11,644	(2,438)	(21%)
Management Fees											
Management Contract	1,269	1,269	0	0%	17,337	13,959	(3,378)	(24%)	15,228	(2,109)	(14%)
General & Admin Expenses											
Administration	338	0	(338)	(100%)	338	0	(338)	(100%)	0	(338)	0%
Computer Software Subscription	67	29	(38)	(133%)	777	319	(458)	(144%)	348	(429)	(123%)
Internet Access	772	630	(142)	(23%)	6,347	6,930	583	8%	7,560	1,213	16%
Miscellaneous	822	275	(547)	(199%)	6,540	3,025	(3,515)	(116%)	3,300	(3,240)	(98%)
Office Supplies	0	100	100	100%	1,199	1,100	(99)	(9%)	1,200	1	0%
Postage	35	33	(2)	(6%)	453	363	(90)	(25%)	400	(53)	(13%)
Printing and Copying	0	3	3	100%	32	33	1	3%	40	8	20%
TOTAL General & Admin Expenses	2,034	1,070	(964)	(90%)	15,687	11,770	(3,917)	(33%)	12,848	(2,839)	(22%)
Compensation											
Compensation	13,991	8,929	(5,062)	(57%)	102,230	98,219	(4,010)	(4%)	107,148	4,919	5%
TOTAL Indirect Operating Expenses	22,394	14,313	(8,081)	(56%)	176,295	169,213	(7,081)	(4%)	188,807	12,512	7%
Reserve Expenses											
Entrance Gate(s)/Guardhouse	0	0	0	0%	49,125	0	(49,125)	(100%)	0	(49,125)	0%
TOTAL Reserve Expenses	0	0	0	0%	49,125	0	(49,125)	(100%)	0	(49,125)	0%
TOTAL Expenses	73,220	56,026	(17,194)	(31%)	695,097	664,622	(30,475)	(5%)	725,928	30,831	4%
NET SURPLUS (DEFICIT)	(15,599)	4,468	(20,067)	(449%)	(35,448)	812	(36,260)	(>999%)	0	35,448	(>999%)

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