

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 01/31/2025				YTD 01/31/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,727	66,727	0	0%	66,727	66,727	0	0%	800,710	733,983	92%
Other Assessments											
Working Capital Assessment	200	400	(200)	(50%)	200	400	(200)	(50%)	4,800	4,600	96%
TOTAL Other Assessments	200	400	(200)	(50%)	200	400	(200)	(50%)	4,800	4,600	96%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(4,500)	(4,500)	0	0%	(54,000)	(49,500)	92%
Other Income											
Collection Income	340	289	51	18%	340	289	51	18%	3,469	3,129	90%
Damage Reimbursements	0	167	(167)	(100%)	0	167	(167)	(100%)	2,000	2,000	100%
Hills CC Road Contribution	1,500	1,500	0	0%	1,500	1,500	0	0%	18,000	16,500	92%
Penalties and Interest	105	0	105	100%	105	0	105	100%	0	(105)	0%
Architectural Review Fees	0	200	(200)	(100%)	0	200	(200)	(100%)	2,400	2,400	100%
Fines	0	45	(45)	(100%)	0	45	(45)	(100%)	540	540	100%
Interest Income	150	314	(164)	(52%)	150	314	(164)	(52%)	3,768	3,618	96%
RFID Income	0	471	(471)	(100%)	0	471	(471)	(100%)	5,648	5,648	100%
TOTAL Other Income	2,095	2,985	(891)	(30%)	2,095	2,985	(891)	(30%)	35,825	33,730	94%
TOTAL Revenues	64,522	65,612	(1,091)	(2%)	64,522	65,612	(1,091)	(2%)	787,335	722,813	92%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	7,689	7,738	49	1%	7,689	7,738	49	1%	92,858	85,169	92%
Materials	0	18	18	100%	0	18	18	100%	216	216	100%
Projects	0	2,000	2,000	100%	0	2,000	2,000	100%	24,000	24,000	100%
Irrigation Repairs	0	1,294	1,294	100%	0	1,294	1,294	100%	15,527	15,527	100%
TOTAL Landscape Maintenance	7,689	11,050	3,361	30%	7,689	11,050	3,361	30%	132,601	124,912	94%
Repairs and Maint											
Entr. Gates/Guardhouse	9,079	4,578	(4,501)	(98%)	9,079	4,578	(4,501)	(98%)	54,936	45,857	83%
Flags and Flagpoles(s)	0	100	100	100%	0	100	100	100%	1,200	1,200	100%
General Repairs	(2,152)	125	2,277	>999%	(2,152)	125	2,277	>999%	1,500	3,652	243%
Lights and Electrical	0	250	250	100%	0	250	250	100%	3,000	3,000	100%
Signage	22	42	20	48%	22	42	20	48%	500	478	96%
Supplies/Cleaning	47	67	20	30%	47	67	20	30%	800	753	94%

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TOTAL Repairs and Maint	6,996	5,161	(1,835)	(36%)	6,996	5,161	(1,835)	(36%)	61,936	54,940	89%
Safety & Security											
Access Card Keys	0	527	527	100%	0	527	527	100%	6,324	6,324	100%
Security and Patrols	21,369	23,750	2,381	10%	21,369	23,750	2,381	10%	285,000	263,631	93%
Security Monitoring Service	1,456	1,499	43	3%	1,456	1,499	43	3%	17,984	16,528	92%
TOTAL Safety & Security	22,825	25,776	2,951	11%	22,825	25,776	2,951	11%	309,308	286,483	93%
Exterminating											
Exterminating	40	41	0	1%	40	41	0	1%	490	450	92%
Taxes											
Real Property	0	2,400	2,400	100%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	170	222	52	23%	170	222	52	23%	5,554	5,383	97%
Telephone	1,504	1,333	(171)	(13%)	1,504	1,333	(171)	(13%)	16,000	14,496	91%
Water and Wastewater	325	388	63	16%	325	388	63	16%	9,708	9,383	97%
TOTAL Utilities	2,000	1,944	(56)	(3%)	2,000	1,944	(56)	(3%)	31,262	29,262	94%
TOTAL Direct Operating Expenses	39,550	46,372	6,822	15%	39,550	46,372	6,822	15%	537,997	498,447	93%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	340	1,417	1,077	76%	340	1,417	1,077	76%	17,000	16,660	98%
Bad Debts											
Bad Debt Expense	(1)	0	1	100%	(1)	0	1	100%	0	1	100%
Homeowner Activities											
Annual Meeting	396	0	(396)	(100%)	396	0	(396)	(100%)	1,200	804	67%
Holiday Decorations	438	458	21	4%	438	458	21	4%	5,500	5,062	92%
Social Events	300	0	(300)	(100%)	300	0	(300)	(100%)	17,123	16,823	98%
TOTAL Homeowner Activities	1,133	458	(675)	(147%)	1,133	458	(675)	(147%)	23,823	22,690	95%
Association Communications											
Website	0	32	32	100%	0	32	32	100%	384	384	100%
Insurance											
Crime	75	51	(24)	(46%)	75	51	(24)	(46%)	614	539	88%
Directors and Officers	150	137	(12)	(9%)	150	137	(12)	(9%)	1,646	1,496	91%
General, Property & Liability	769	789	20	2%	769	789	20	2%	9,467	8,698	92%
Insurance	0	147	147	100%	0	147	147	100%	1,760	1,760	100%
Umbrella	330	355	25	7%	330	355	25	7%	4,262	3,932	92%

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Worker's Compensation	28	29	2	6%	28	29	2	6%	349	322	92%
TOTAL Insurance	1,351	1,508	157	10%	1,351	1,508	157	10%	18,098	16,747	93%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	1,623	1,269	(354)	(28%)	15,228	13,605	89%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	67	79	12	15%	951	884	93%
Internet Access	923	579	(343)	(59%)	923	579	(343)	(59%)	6,951	6,028	87%
Miscellaneous	1,514	654	(860)	(132%)	1,514	654	(860)	(132%)	7,848	6,334	81%
Office Supplies	62	141	79	56%	62	141	79	56%	1,693	1,631	96%
Postage	33	42	9	21%	33	42	9	21%	500	467	93%
Printing and Copying	0	6	6	100%	0	6	6	100%	75	75	100%
TOTAL General & Admin Expenses	2,599	1,502	(1,098)	(73%)	2,599	1,502	(1,098)	(73%)	18,018	15,419	86%
Compensation											
Compensation	9,338	9,643	305	3%	9,338	9,643	305	3%	115,720	106,382	92%
TOTAL Indirect Operating Expenses	16,384	15,829	(555)	(4%)	16,384	15,829	(555)	(4%)	208,271	191,887	92%
TOTAL Expenses	55,934	62,200	6,266	10%	55,934	62,200	6,266	10%	746,268	690,334	93%
NET SURPLUS (DEFICIT)	8,587	3,412	5,175	152%	8,587	3,412	5,175	152%	41,067	32,480	79%