

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 03/31/2025				YTD 03/31/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,727	66,727	0	0%	200,181	200,181	0	0%	800,710	600,529	75%
Other Assessments											
Working Capital Assessment	0	400	(400)	(100%)	600	1,200	(600)	(50%)	4,800	4,200	88%
TOTAL Other Assessments	0	400	(400)	(100%)	600	1,200	(600)	(50%)	4,800	4,200	88%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(13,500)	(13,500)	0	0%	(54,000)	(40,500)	75%
Other Income											
Collection Income	175	289	(114)	(39%)	1,249	867	382	44%	3,469	2,220	64%
Damage Reimbursements	0	167	(167)	(100%)	0	500	(500)	(100%)	2,000	2,000	100%
Fines	0	0	0	0%	383	0	383	100%	0	(383)	0%
Hills CC Road Contribution	1,500	1,500	0	0%	4,500	4,500	0	0%	18,000	13,500	75%
Miscellaneous Income	175	0	175	100%	175	0	175	100%	0	(175)	0%
Penalties and Interest	0	0	0	0%	1,416	0	1,416	100%	0	(1,416)	0%
Penalties and Interest	35	0	35	100%	140	0	140	100%	0	(140)	0%
Architectural Review Fees	0	200	(200)	(100%)	0	600	(600)	(100%)	2,400	2,400	100%
Fines	0	45	(45)	(100%)	0	135	(135)	(100%)	540	540	100%
Interest Income	443	314	129	41%	1,159	942	217	23%	3,768	2,609	69%
RFID Income	450	471	(21)	(4%)	1,345	1,412	(67)	(5%)	5,648	4,303	76%
TOTAL Other Income	2,778	2,985	(207)	(7%)	10,366	8,956	1,410	16%	35,825	25,459	71%
TOTAL Revenues	65,005	65,612	(607)	(1%)	197,647	196,837	810	0%	787,335	589,688	75%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,895	7,738	843	11%	21,377	23,214	1,838	8%	92,858	71,481	77%
Materials	0	18	18	100%	0	54	54	100%	216	216	100%
Projects	765	2,000	1,235	62%	765	6,000	5,235	87%	24,000	23,235	97%
Irrigation Repairs	411	1,294	883	68%	411	3,882	3,470	89%	15,527	15,116	97%
TOTAL Landscape Maintenance	8,071	11,050	2,979	27%	22,553	33,150	10,598	32%	132,601	110,048	83%
Repairs and Maint											
Entr. Gates/Guardhouse	5,393	4,578	(815)	(18%)	14,839	13,734	(1,105)	(8%)	54,936	40,097	73%
Flags and Flagpoles(s)	0	100	100	100%	0	300	300	100%	1,200	1,200	100%
General Repairs	359	125	(234)	(187%)	(1,397)	375	1,772	472%	1,500	2,897	193%

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Lights and Electrical	0	250	250	100%	0	750	750	100%	3,000	3,000	100%
Signage	0	42	42	100%	49	125	76	61%	500	451	90%
Supplies/Cleaning	151	67	(85)	(127%)	502	200	(302)	(151%)	800	298	37%
TOTAL Repairs and Maint	5,904	5,161	(742)	(14%)	13,993	15,484	1,490	10%	61,936	47,943	77%
Safety & Security											
Access Card Keys	0	527	527	100%	0	1,581	1,581	100%	6,324	6,324	100%
Security and Patrols	19,949	23,750	3,801	16%	64,025	71,250	7,225	10%	285,000	220,975	78%
Security Monitoring Service	1,456	1,499	43	3%	4,367	4,496	129	3%	17,984	13,617	76%
TOTAL Safety & Security	21,404	25,776	4,371	17%	68,392	77,327	8,935	12%	309,308	240,916	78%
Exterminating											
Exterminating	40	41	0	1%	121	123	1	1%	490	369	75%
Taxes											
Real Property	0	0	0	0%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	130	222	93	42%	1,516	666	(850)	(128%)	5,554	4,037	73%
Telephone	491	1,333	842	63%	1,536	4,000	2,464	62%	16,000	14,464	90%
Water and Wastewater	259	388	129	33%	692	1,165	473	41%	9,708	9,017	93%
TOTAL Utilities	880	1,944	1,063	55%	3,744	5,831	2,088	36%	31,262	27,518	88%
TOTAL Direct Operating Expenses	36,300	43,972	7,672	17%	108,803	134,315	25,512	19%	537,997	429,194	80%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	175	1,417	1,242	88%	3,732	4,250	518	12%	17,000	13,268	78%
Bad Debts											
Bad Debt Expense	0	0	0	(100%)	(1)	0	1	100%	0	1	100%
Homeowner Activities											
Annual Meeting	0	0	0	0%	478	1,200	722	60%	1,200	722	60%
Holiday Decorations	0	458	458	100%	438	1,375	937	68%	5,500	5,062	92%
Homeowner Activities	396	0	(396)	(100%)	396	0	(396)	(100%)	0	(396)	0%
Social Events	0	5,708	5,708	100%	300	5,708	5,408	95%	17,123	16,823	98%
TOTAL Homeowner Activities	396	6,166	5,770	94%	1,612	8,283	6,671	81%	23,823	22,211	93%
Association Communications											
Website	0	32	32	100%	0	96	96	100%	384	384	100%
Insurance											
Crime	41	51	11	21%	190	153	(37)	(24%)	614	424	69%

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Directors and Officers	327	137	(190)	(139%)	477	411	(65)	(16%)	1,646	1,169	71%
General, Property & Liability	764	789	25	3%	2,297	2,367	70	3%	9,467	7,170	76%
Insurance	0	147	147	100%	233	440	207	47%	1,760	1,527	87%
Umbrella	486	355	(130)	(37%)	1,146	1,065	(80)	(8%)	4,262	3,116	73%
Worker's Compensation	28	29	2	6%	83	87	5	6%	349	267	76%
TOTAL Insurance	1,645	1,508	(137)	(9%)	4,425	4,524	99	2%	18,098	13,673	76%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	4,869	3,807	(1,062)	(28%)	15,228	10,359	68%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	202	238	35	15%	951	749	79%
Internet Access	1,046	579	(467)	(81%)	2,340	1,738	(603)	(35%)	6,951	4,611	66%
Miscellaneous	1,096	654	(442)	(68%)	3,480	1,962	(1,518)	(77%)	7,848	4,368	56%
Office Supplies	266	141	(125)	(88%)	492	423	(69)	(16%)	1,693	1,201	71%
Postage	24	42	18	43%	80	125	45	36%	500	420	84%
Printing and Copying	0	6	6	100%	0	19	19	100%	75	75	100%
TOTAL General & Admin Expenses	2,499	1,502	(997)	(66%)	6,596	4,505	(2,091)	(46%)	18,018	11,422	63%
Compensation											
Compensation	9,099	9,643	544	6%	27,564	28,930	1,366	5%	115,720	88,157	76%
TOTAL Indirect Operating Expenses	15,437	21,537	6,099	28%	48,797	54,395	5,598	10%	208,271	159,475	77%
TOTAL Expenses	51,737	65,508	13,771	21%	157,600	188,710	31,110	16%	746,268	588,668	79%
NET SURPLUS (DEFICIT)	13,268	104	13,164	>999%	40,048	8,128	31,920	393%	41,067	1,019	2%

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