

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 05/31/2025				YTD 05/31/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,727	66,727	0	0%	333,635	333,635	0	0%	800,710	467,075	58%
Other Assessments											
Working Capital Assessment	400	400	0	0%	1,600	2,000	(400)	(20%)	4,800	3,200	67%
TOTAL Other Assessments	400	400	0	0%	1,600	2,000	(400)	(20%)	4,800	3,200	67%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(22,500)	(22,500)	0	0%	(54,000)	(31,500)	58%
Other Income											
Collection Income	618	289	329	114%	1,867	1,445	422	29%	3,469	1,602	46%
Damage Reimbursements	0	167	(167)	(100%)	0	833	(833)	(100%)	2,000	2,000	100%
Hills CC Road Contribution	1,500	1,500	0	0%	7,500	7,500	0	0%	18,000	10,500	58%
Miscellaneous Income	0	0	0	0%	5,175	0	5,175	100%	0	(5,175)	0%
Penalties and Interest	35	0	35	100%	175	0	175	100%	0	(175)	0%
Architectural Review Fees	1,450	200	1,250	625%	1,450	1,000	450	45%	2,400	950	40%
Fines	0	45	(45)	(100%)	0	225	(225)	(100%)	540	540	100%
Interest Income	240	314	(74)	(24%)	1,694	1,570	124	8%	3,768	2,074	55%
RFID Income	400	471	(71)	(15%)	2,470	2,353	117	5%	5,648	3,178	56%
TOTAL Other Income	4,243	2,985	1,257	42%	20,331	14,927	5,404	36%	35,825	15,494	43%
TOTAL Revenues	66,870	65,612	1,257	2%	333,066	328,062	5,004	2%	787,335	454,269	58%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	8,295	7,738	(557)	(7%)	36,567	38,691	2,124	5%	92,858	56,291	61%
Materials	0	18	18	100%	0	90	90	100%	216	216	100%
Projects	0	2,000	2,000	100%	10,402	10,000	(402)	(4%)	24,000	13,598	57%
Irrigation Repairs	1,127	1,294	167	13%	1,755	6,470	4,714	73%	15,527	13,772	89%
TOTAL Landscape Maintenance	9,422	11,050	1,628	15%	48,724	55,250	6,526	12%	132,601	83,877	63%
Repairs and Maint											
Entr. Gates/Guardhouse	4,289	4,578	289	6%	26,074	22,890	(3,184)	(14%)	54,936	28,862	53%
Flags and Flagpoles(s)	0	100	100	100%	419	500	81	16%	1,200	781	65%
General Repairs	0	125	125	100%	889	625	(264)	(42%)	1,500	611	41%
Lights and Electrical	0	250	250	100%	0	1,250	1,250	100%	3,000	3,000	100%
Signage	56	42	(14)	(34%)	434	208	(226)	(108%)	500	66	13%

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Supplies/Cleaning	120	67	(53)	(80%)	622	333	(289)	(87%)	800	178	22%
TOTAL Repairs and Maint	4,465	5,161	697	13%	28,439	25,807	(2,632)	(10%)	61,936	33,497	54%
Safety & Security											
Access Card Keys	(1,440)	527	1,967	373%	3,972	2,635	(1,337)	(51%)	6,324	2,352	37%
Security and Patrols	21,591	23,750	2,159	9%	107,824	118,750	10,926	9%	285,000	177,176	62%
Security Monitoring Service	769	1,499	730	49%	7,278	7,493	215	3%	17,984	10,706	60%
TOTAL Safety & Security	20,920	25,776	4,855	19%	119,075	128,878	9,804	8%	309,308	190,233	62%
Exterminating											
Exterminating	40	41	0	1%	202	204	2	1%	490	288	59%
Taxes											
Real Property	0	0	0	0%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	543	444	(99)	(22%)	3,207	1,444	(1,763)	(122%)	5,554	2,347	42%
Telephone	584	1,333	750	56%	2,709	6,667	3,958	59%	16,000	13,291	83%
Water and Wastewater	668	777	109	14%	2,043	2,524	481	19%	9,708	7,665	79%
TOTAL Utilities	1,795	2,554	760	30%	7,958	10,635	2,677	25%	31,262	23,303	75%
TOTAL Direct Operating Expenses	36,642	44,582	7,940	18%	204,398	223,174	18,776	8%	537,997	333,599	62%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	276	1,417	1,141	81%	2,720	7,083	4,363	62%	17,000	14,280	84%
Bad Debts											
Bad Debt Expense	0	0	0	0%	(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	2,292	1,854	81%	5,500	5,062	92%
Homeowner Activities	401	0	(401)	(100%)	4,458	0	(4,458)	(100%)	0	(4,458)	0%
Social Events	0	0	0	0%	3,450	5,708	2,258	40%	17,123	13,673	80%
TOTAL Homeowner Activities	401	458	58	13%	8,824	9,199	376	4%	23,823	14,999	63%
Association Communications											
Website	0	32	32	100%	0	160	160	100%	384	384	100%
Insurance											
Crime	58	51	(7)	(13%)	306	256	(50)	(20%)	614	308	50%
Directors and Officers	164	137	(27)	(19%)	804	686	(118)	(17%)	1,646	842	51%
General, Property & Liability	764	789	25	3%	3,824	3,945	120	3%	9,467	5,643	60%

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Insurance	309	147	(162)	(111%)	542	733	191	26%	1,760	1,218	69%
Umbrella	408	355	(53)	(15%)	1,961	1,776	(186)	(10%)	4,262	2,301	54%
Worker's Compensation	28	29	2	6%	138	146	8	6%	349	212	61%
TOTAL Insurance	1,730	1,508	(221)	(15%)	7,575	7,541	(35)	0%	18,098	10,523	58%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	8,115	6,345	(1,770)	(28%)	15,228	7,113	47%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	337	396	59	15%	951	614	65%
Internet Access	(144)	579	724	125%	2,638	2,896	259	9%	6,951	4,313	62%
Miscellaneous	873	654	(219)	(34%)	6,427	3,270	(3,157)	(97%)	7,848	1,421	18%
Office Supplies	70	141	71	50%	729	705	(24)	(3%)	1,693	964	57%
Postage	24	42	18	43%	156	208	52	25%	500	344	69%
Printing and Copying	0	6	6	100%	0	31	31	100%	75	75	100%
TOTAL General & Admin Expenses	890	1,502	612	41%	10,287	7,508	(2,780)	(37%)	18,018	7,731	43%
Compensation											
Compensation	8,993	9,643	651	7%	45,656	48,217	2,561	5%	115,720	70,065	61%
TOTAL Indirect Operating Expenses	13,912	15,829	1,917	12%	83,176	86,053	2,876	3%	208,271	125,095	60%
TOTAL Expenses	50,554	60,411	9,858	16%	287,574	309,227	21,653	7%	746,268	458,694	61%
NET SURPLUS (DEFICIT)	16,316	5,201	11,115	214%	45,491	18,835	26,656	142%	41,067	(4,424)	(11%)