

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 07/31/2025				YTD 07/31/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,727	66,727	0	0%	467,082	467,082	0	0%	800,710	333,628	42%
Other Assessments											
Working Capital Assessment	600	400	200	50%	3,200	2,800	400	14%	4,800	1,600	33%
TOTAL Other Assessments	600	400	200	50%	3,200	2,800	400	14%	4,800	1,600	33%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(31,500)	(31,500)	0	0%	(54,000)	(22,500)	42%
Other Income											
Collection Income	0	289	(289)	(100%)	1,867	2,024	(156)	(8%)	3,469	1,602	46%
Damage Reimbursements	0	167	(167)	(100%)	0	1,167	(1,167)	(100%)	2,000	2,000	100%
Hills CC Road Contribution	1,500	1,500	0	0%	10,500	10,500	0	0%	18,000	7,500	42%
Miscellaneous Income	200	0	200	100%	5,375	0	5,375	100%	0	(5,375)	0%
Penalties and Interest	70	0	70	100%	245	0	245	100%	0	(245)	0%
Architectural Review Fees	0	200	(200)	(100%)	1,450	1,400	50	4%	2,400	950	40%
Fines	50	45	5	11%	50	315	(265)	(84%)	540	490	91%
Interest Income	155	314	(159)	(50%)	2,073	2,198	(125)	(6%)	3,768	1,695	45%
RFID Income	875	471	404	86%	3,345	3,295	50	2%	5,648	2,303	41%
TOTAL Other Income	2,850	2,985	(135)	(5%)	24,905	20,898	4,008	19%	35,825	10,920	30%
TOTAL Revenues	65,677	65,612	65	0%	463,688	459,280	4,408	1%	787,335	323,648	41%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,895	7,738	843	11%	50,357	54,167	3,810	7%	92,858	42,501	46%
Materials	0	18	18	100%	0	126	126	100%	216	216	100%
Projects	1,200	2,000	800	40%	14,594	14,000	(594)	(4%)	24,000	9,406	39%
Irrigation Repairs	290	1,294	1,004	78%	2,045	9,057	7,012	77%	15,527	13,482	87%
TOTAL Landscape Maintenance	8,385	11,050	2,665	24%	66,996	77,351	10,355	13%	132,601	65,605	49%
Repairs and Maint											
Entr. Gates/Guardhouse	22,049	4,578	(17,471)	(382%)	47,438	32,046	(15,392)	(48%)	54,936	7,498	14%
Flags and Flagpoles(s)	481	100	(381)	(381%)	2,814	700	(2,114)	(302%)	1,200	(1,614)	(135%)
General Repairs	991	125	(866)	(693%)	1,881	875	(1,006)	(115%)	1,500	(381)	(25%)
Lights and Electrical	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
Signage	275	42	(233)	(560%)	709	292	(418)	(143%)	500	(209)	(42%)

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Supplies/Cleaning	147	67	(80)	(121%)	897	467	(431)	(92%)	800	(97)	(12%)
TOTAL Repairs and Maint	23,944	5,161	(18,782)	(364%)	53,740	36,129	(17,610)	(49%)	61,936	8,196	13%
Safety & Security											
Access Card Keys	0	527	527	100%	3,972	3,689	(283)	(8%)	6,324	2,352	37%
Security and Patrols	22,782	23,750	968	4%	152,341	166,250	13,909	8%	285,000	132,659	47%
Security Monitoring Service	1,456	1,499	43	3%	10,189	10,491	301	3%	17,984	7,795	43%
TOTAL Safety & Security	24,237	25,776	1,539	6%	166,503	180,430	13,927	8%	309,308	142,805	46%
Exterminating											
Exterminating	40	41	0	1%	283	286	3	1%	490	207	42%
Taxes											
Real Property	0	0	0	0%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	615	778	162	21%	4,268	2,888	(1,380)	(48%)	5,554	1,286	23%
Telephone	1,116	1,333	218	16%	4,408	9,333	4,925	53%	16,000	11,592	72%
Water and Wastewater	(71)	1,359	1,430	105%	2,741	5,048	2,307	46%	9,708	6,967	72%
TOTAL Utilities	1,661	3,470	1,809	52%	11,417	17,269	5,852	34%	31,262	19,845	63%
TOTAL Direct Operating Expenses	58,267	45,498	(12,769)	(28%)	298,938	313,865	14,926	5%	537,997	239,058	44%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	1,057	1,417	360	25%	3,777	9,917	6,140	62%	17,000	13,223	78%
Bad Debts											
Bad Debt Expense	1	0	(1)	(100%)	1	0	(1)	(100%)	0	(1)	0%
Homeowner Activities											
Annual Meeting	0	0	0	0%	478	1,200	722	60%	1,200	722	60%
Holiday Decorations	0	458	458	100%	438	3,208	2,771	86%	5,500	5,062	92%
Homeowner Activities	681	0	(681)	(100%)	5,535	0	(5,535)	(100%)	0	(5,535)	0%
Social Events	0	0	0	0%	3,466	5,708	2,241	39%	17,123	13,657	80%
TOTAL Homeowner Activities	681	458	(223)	(49%)	9,917	10,116	199	2%	23,823	13,906	58%
Association Communications											
Website	0	32	32	100%	0	224	224	100%	384	384	100%
Insurance											
Crime	58	51	(7)	(13%)	421	358	(63)	(18%)	614	193	31%
Directors and Officers	164	137	(27)	(19%)	1,132	960	(171)	(18%)	1,646	514	31%
General, Property & Liability	764	789	25	3%	5,352	5,522	171	3%	9,467	4,115	43%

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Insurance	0	147	147	100%	542	1,026	484	47%	1,760	1,218	69%
Umbrella	408	355	(53)	(15%)	2,777	2,486	(291)	(12%)	4,262	1,485	35%
Worker's Compensation	28	29	2	6%	193	204	11	6%	349	157	45%
TOTAL Insurance	1,421	1,508	88	6%	10,416	10,557	141	1%	18,098	7,682	42%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	11,361	8,883	(2,478)	(28%)	15,228	3,867	25%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	472	555	83	15%	951	479	50%
Internet Access	618	579	(38)	(7%)	3,697	4,055	358	9%	6,951	3,254	47%
Miscellaneous	1,086	654	(432)	(66%)	7,981	4,578	(3,403)	(74%)	7,848	(133)	(2%)
Office Supplies	112	141	29	21%	855	988	133	13%	1,693	838	50%
Postage	24	42	18	43%	180	292	112	38%	500	320	64%
Printing and Copying	0	6	6	100%	0	44	44	100%	75	75	100%
TOTAL General & Admin Expenses	1,906	1,502	(405)	(27%)	13,185	10,511	(2,675)	(25%)	18,018	4,833	27%
Compensation											
Compensation	8,890	9,643	753	8%	63,434	67,503	4,069	6%	115,720	52,286	45%
TOTAL Indirect Operating Expenses	15,579	15,829	250	2%	112,091	117,711	5,620	5%	208,271	96,181	46%
Other Expenses											
Federal Income Tax	4,354	0	(4,354)	(100%)	4,354	0	(4,354)	(100%)	0	(4,354)	0%
TOTAL Other Expenses	4,354	0	(4,354)	(100%)	4,354	0	(4,354)	(100%)	0	(4,354)	0%
TOTAL Expenses	78,200	61,327	(16,873)	(28%)	415,383	431,575	16,192	4%	746,268	330,885	44%
NET SURPLUS (DEFICIT)	(12,522)	4,286	(16,808)	(392%)	48,304	27,704	20,600	74%	41,067	(7,237)	(18%)

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