

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 12/31/2024				YTD 12/31/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	60,704	60,693	11	0%	728,360	728,360	0	0%	728,360	0	0%
Other Assessments											
Working Capital Assessment	0	400	(400)	(100%)	4,000	4,800	(800)	(17%)	4,800	800	17%
TOTAL Other Assessments	0	400	(400)	(100%)	4,000	4,800	(800)	(17%)	4,800	800	17%
Assessment Allocation											
Assessment Allocation	(4,167)	(4,163)	(4)	0%	(50,004)	(50,000)	(4)	0%	(50,000)	4	0%
Other Income											
Collection Income	0	275	(275)	(100%)	2,398	3,300	(902)	(27%)	3,300	902	27%
Damage Reimbursements	0	375	(375)	(100%)	1,077	4,500	(3,423)	(76%)	4,500	3,423	76%
Hills CC Road Contribution	3,000	1,500	1,500	100%	18,025	18,000	25	0%	18,000	(25)	0%
Miscellaneous Income	0	0	0	0%	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%)	0	0	0	0%	0	0	0%
Architectural Review Fees	0	500	(500)	(100%)	2,150	6,000	(3,850)	(64%)	6,000	3,850	64%
Fines	0	0	0	0%	400	0	400	100%	0	(400)	0%
Interest Income	82	314	(232)	(74%)	3,273	3,768	(495)	(13%)	3,768	495	13%
RFID Income	555	600	(45)	(8%)	5,715	7,200	(1,485)	(21%)	7,200	1,485	21%
TOTAL Other Income	3,437	3,564	(127)	(4%)	37,267	42,768	(5,501)	(13%)	42,768	5,501	13%
TOTAL Revenues	59,974	60,494	(520)	(1%)	719,623	725,928	(6,305)	(1%)	725,928	6,305	1%
Expenses											
Direct Operating Expenses											
Utilities											
Electricity - General	482	461	(21)	(5%)	6,927	5,554	(1,374)	(25%)	5,554	(1,374)	(25%)
Telephone	1,504	1,120	(384)	(34%)	18,164	13,440	(4,724)	(35%)	13,440	(4,724)	(35%)
Water and Wastewater	674	1,481	807	54%	12,804	17,772	4,968	28%	17,772	4,968	28%
TOTAL Utilities	2,660	3,061	401	13%	37,895	36,765	(1,130)	(3%)	36,765	(1,130)	(3%)
Landscape Maintenance											
Landscape Service Contract	6,793	7,513	720	10%	86,596	90,154	3,558	4%	90,154	3,558	4%
Materials	0	18	18	100%	0	216	216	100%	216	216	100%
Projects	0	0	0	0%	19,900	24,000	4,100	17%	24,000	4,100	17%
Irrigation Contract	70	0	(70)	(100%)	70	0	(70)	(100%)	0	(70)	0%

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Irrigation Repairs	0	0	0	0%	13,708	10,368	(3,340)	(32%)	10,368	(3,340)	(32%)
TOTAL Landscape Maintenance	6,863	7,531	668	9%	120,274	124,738	4,464	4%	124,738	4,464	4%
Repairs and Maint											
Entr. Gates/Guardhouse	1,473	4,578	3,105	68%	48,286	54,936	6,650	12%	54,936	6,650	12%
Fences	0	30	30	100%	3,235	360	(2,875)	(799%)	360	(2,875)	(799%)
Flags and Flagpoles(s)	0	100	100	100%	1,462	1,200	(262)	(22%)	1,200	(262)	(22%)
General Repairs	728	125	(603)	(482%)	8,363	1,500	(6,863)	(458%)	1,500	(6,863)	(458%)
Janitorial Services	0	172	172	100%	1,041	2,064	1,023	50%	2,064	1,023	50%
Lights and Electrical	0	138	138	100%	4,461	1,700	(2,761)	(162%)	1,700	(2,761)	(162%)
Signage	0	163	163	100%	237	2,000	1,763	88%	2,000	1,763	88%
Supplies/Cleaning	0	43	43	100%	738	450	(288)	(64%)	450	(288)	(64%)
TOTAL Repairs and Maint	2,200	5,349	3,149	59%	67,822	64,210	(3,612)	(6%)	64,210	(3,612)	(6%)
Safety & Security											
Access Card Keys	1,539	527	(1,012)	(192%)	8,235	6,324	(1,911)	(30%)	6,324	(1,911)	(30%)
Security and Patrols	22,505	23,750	1,245	5%	248,976	285,000	36,024	13%	285,000	36,024	13%
Security Monitoring Service	1,456	1,450	(6)	0%	17,467	17,400	(67)	0%	17,400	(67)	0%
TOTAL Safety & Security	25,499	25,727	228	1%	274,678	308,724	34,046	11%	308,724	34,046	11%
Exterminating											
Exterminating	40	44	4	8%	485	484	(1)	0%	484	(1)	0%
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	37,262	41,712	4,450	11%	506,940	537,121	30,181	6%	537,121	30,181	6%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	1,891	1,587	(304)	(19%)	18,414	19,000	586	3%	19,000	586	3%
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	462	462	100%	0	5,500	5,500	100%	5,500	5,500	100%
Social Events	13,892	5,285	(8,607)	(163%)	22,965	15,855	(7,110)	(45%)	15,855	(7,110)	(45%)
TOTAL Homeowner Activities	13,892	5,747	(8,145)	(142%)	24,165	22,555	(1,610)	(7%)	22,555	(1,610)	(7%)
Association Communications											

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Website	0	32	32	100%	0	384	384	100%	384	384	100%
Insurance											
Crime	54	8	(45)	(550%)	601	162	(438)	(270%)	162	(438)	(270%)
Directors and Officers	150	88	(62)	(71%)	1,645	1,111	(535)	(48%)	1,111	(535)	(48%)
General, Property & Liability	769	453	(316)	(70%)	8,919	5,491	(3,428)	(62%)	5,491	(3,428)	(62%)
Insurance	0	143	143	100%	0	1,760	1,760	100%	1,760	1,760	100%
Umbrella	330	230	(100)	(44%)	3,917	2,771	(1,147)	(41%)	2,771	(1,147)	(41%)
Worker's Compensation	28	30	3	10%	330	349	19	6%	349	19	6%
TOTAL Insurance	1,330	952	(378)	(40%)	15,412	11,644	(3,768)	(32%)	11,644	(3,768)	(32%)
Management Fees											
Management Contract	1,607	1,269	(338)	(27%)	19,282	15,228	(4,054)	(27%)	15,228	(4,054)	(27%)
General & Admin Expenses											
Computer Software Subscription	67	29	(38)	(133%)	845	348	(497)	(143%)	348	(497)	(143%)
Internet Access	231	630	399	63%	6,579	7,560	981	13%	7,560	981	13%
Miscellaneous	571	275	(296)	(108%)	7,067	3,300	(3,767)	(114%)	3,300	(3,767)	(114%)
Office Supplies	45	100	55	55%	1,289	1,200	(89)	(7%)	1,200	(89)	(7%)
Postage	67	37	(30)	(82%)	520	400	(120)	(30%)	400	(120)	(30%)
Printing and Copying	0	7	7	100%	32	40	8	20%	40	8	20%
TOTAL General & Admin Expenses	982	1,078	96	9%	16,332	12,848	(3,484)	(27%)	12,848	(3,484)	(27%)
Compensation											
Compensation	8,789	8,929	140	2%	111,019	107,148	(3,871)	(4%)	107,148	(3,871)	(4%)
TOTAL Indirect Operating Expenses	28,491	19,594	(8,897)	(45%)	204,786	188,807	(15,978)	(8%)	188,807	(15,978)	(8%)
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	65,753	61,306	(4,447)	(7%)	760,851	725,928	(34,922)	(5%)	725,928	(34,922)	(5%)
NET SURPLUS (DEFICIT)	(5,779)	(812)	(4,967)	612%	(41,228)	0	(41,227)	>999%	0	41,227	(>999%)

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