

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 02/28/2025				YTD 02/28/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,727	66,727	0	0%	133,454	133,454	0	0%	800,710	667,256	83%
Other Assessments											
Working Capital Assessment	400	400	0	0%	600	800	(200)	(25%)	4,800	4,200	88%
TOTAL Other Assessments	400	400	0	0%	600	800	(200)	(25%)	4,800	4,200	88%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(9,000)	(9,000)	0	0%	(54,000)	(45,000)	83%
Other Income											
Collection Income	734	289	445	154%	1,074	578	496	86%	3,469	2,395	69%
Damage Reimbursements	0	167	(167)	(100%)	0	333	(333)	(100%)	2,000	2,000	100%
Fines	383	0	383	100%	383	0	383	100%	0	(383)	0%
Hills CC Road Contribution	1,500	1,500	0	0%	3,000	3,000	0	0%	18,000	15,000	83%
Penalties and Interest	1,416	0	1,416	100%	1,416	0	1,416	100%	0	(1,416)	0%
Penalties and Interest	0	0	0	0%	105	0	105	100%	0	(105)	0%
Architectural Review Fees	0	200	(200)	(100%)	0	400	(400)	(100%)	2,400	2,400	100%
Fines	0	45	(45)	(100%)	0	90	(90)	(100%)	540	540	100%
Interest Income	567	314	253	80%	716	628	88	14%	3,768	3,052	81%
RFID Income	895	471	424	90%	895	941	(46)	(5%)	5,648	4,753	84%
TOTAL Other Income	5,494	2,985	2,508	84%	7,588	5,971	1,617	27%	35,825	28,237	79%
TOTAL Revenues	68,121	65,612	2,508	4%	132,642	131,225	1,417	1%	787,335	654,693	83%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,793	7,738	945	12%	14,482	15,476	995	6%	92,858	78,376	84%
Materials	0	18	18	100%	0	36	36	100%	216	216	100%
Projects	0	2,000	2,000	100%	0	4,000	4,000	100%	24,000	24,000	100%
Irrigation Repairs	0	1,294	1,294	100%	0	2,588	2,588	100%	15,527	15,527	100%
TOTAL Landscape Maintenance	6,793	11,050	4,257	39%	14,482	22,100	7,618	34%	132,601	118,119	89%
Repairs and Maint											
Entr. Gates/Guardhouse	367	4,578	4,211	92%	9,446	9,156	(290)	(3%)	54,936	45,490	83%
Flags and Flagpoles(s)	0	100	100	100%	0	200	200	100%	1,200	1,200	100%
General Repairs	396	125	(271)	(217%)	(1,756)	250	2,006	802%	1,500	3,256	217%
Lights and Electrical	0	250	250	100%	0	500	500	100%	3,000	3,000	100%

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Signage	27	42	15	35%	49	83	35	42%	500	451	90%
Supplies/Cleaning	305	67	(238)	(357%)	351	133	(218)	(164%)	800	449	56%
TOTAL Repairs and Maint	1,094	5,161	4,067	79%	8,090	10,323	2,233	22%	61,936	53,846	87%
Safety & Security											
Access Card Keys	0	527	527	100%	0	1,054	1,054	100%	6,324	6,324	100%
Security and Patrols	22,707	23,750	1,043	4%	44,076	47,500	3,424	7%	285,000	240,924	85%
Security Monitoring Service	1,456	1,499	43	3%	2,911	2,997	86	3%	17,984	15,073	84%
TOTAL Safety & Security	24,163	25,776	1,613	6%	46,987	51,551	4,564	9%	309,308	262,321	85%
Exterminating											
Exterminating	40	41	0	1%	81	82	1	1%	490	409	84%
Taxes											
Real Property	0	0	0	0%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	1,216	222	(994)	(448%)	1,387	444	(943)	(212%)	5,554	4,167	75%
Telephone	(460)	1,333	1,793	134%	1,044	2,667	1,622	61%	16,000	14,956	93%
Water and Wastewater	107	388	281	72%	432	777	345	44%	9,708	9,276	96%
TOTAL Utilities	864	1,944	1,080	56%	2,863	3,888	1,024	26%	31,262	28,398	91%
TOTAL Direct Operating Expenses	32,953	43,972	11,018	25%	72,503	90,343	17,840	20%	537,997	465,493	87%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	3,217	1,417	(1,800)	(127%)	3,557	2,833	(724)	(26%)	17,000	13,443	79%
Bad Debts											
Bad Debt Expense	0	0	0	0%	(1)	0	1	100%	0	1	100%
Homeowner Activities											
Annual Meeting	82	1,200	1,118	93%	478	1,200	722	60%	1,200	722	60%
Holiday Decorations	0	458	458	100%	438	917	479	52%	5,500	5,062	92%
Social Events	0	0	0	0%	300	0	(300)	(100%)	17,123	16,823	98%
TOTAL Homeowner Activities	82	1,658	1,576	95%	1,216	2,117	901	43%	23,823	22,607	95%
Association Communications											
Website	0	32	32	100%	0	64	64	100%	384	384	100%
Insurance											
Crime	75	51	(24)	(46%)	150	102	(47)	(46%)	614	464	76%
Directors and Officers	233	137	(96)	(70%)	383	274	(108)	(39%)	1,646	1,263	77%
General, Property & Liability	764	789	25	3%	1,533	1,578	45	3%	9,467	7,934	84%

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Insurance	0	147	147	100%	0	293	293	100%	1,760	1,760	100%
Umbrella	330	355	25	7%	660	710	50	7%	4,262	3,602	85%
Worker's Compensation	28	29	2	6%	55	58	3	6%	349	294	84%
TOTAL Insurance	1,429	1,508	79	5%	2,780	3,016	236	8%	18,098	15,318	85%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	3,246	2,538	(708)	(28%)	15,228	11,982	79%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	135	159	24	15%	951	816	86%
Internet Access	372	579	208	36%	1,294	1,159	(136)	(12%)	6,951	5,657	81%
Miscellaneous	870	654	(216)	(33%)	2,384	1,308	(1,076)	(82%)	7,848	5,464	70%
Office Supplies	164	141	(23)	(17%)	227	282	56	20%	1,693	1,466	87%
Postage	24	42	18	43%	57	83	27	32%	500	443	89%
Printing and Copying	0	6	6	100%	0	13	13	100%	75	75	100%
TOTAL General & Admin Expenses	1,497	1,502	4	0%	4,097	3,003	(1,094)	(36%)	18,018	13,921	77%
Compensation											
Compensation	9,126	9,643	517	5%	18,464	19,287	822	4%	115,720	97,256	84%
TOTAL Indirect Operating Expenses	16,975	17,029	54	0%	33,360	32,858	(502)	(2%)	208,271	174,912	84%
TOTAL Expenses	49,929	61,001	11,072	18%	105,863	123,201	17,338	14%	746,268	640,405	86%
NET SURPLUS (DEFICIT)	18,192	4,612	13,580	294%	26,779	8,024	18,756	234%	41,067	14,288	35%

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