

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 06/30/2025				YTD 06/30/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Homeowner Assessments	66,720	66,720	0	0%	400,355	400,355	0	0%	800,710	400,355	50%
Other Assessments											
Working Capital Assessment	1,000	400	600	150%	2,600	2,400	200	8%	4,800	2,200	46%
TOTAL Other Assessments	1,000	400	600	150%	2,600	2,400	200	8%	4,800	2,200	46%
Assessment Allocation											
Assessment Allocation	(4,500)	(4,500)	0	0%	(27,000)	(27,000)	0	0%	(54,000)	(27,000)	50%
Other Income											
Collection Income	0	289	(289)	(100%)	1,867	1,735	133	8%	3,469	1,602	46%
Damage Reimbursements	0	167	(167)	(100%)	0	1,000	(1,000)	(100%)	2,000	2,000	100%
Hills CC Road Contribution	1,500	1,500	0	0%	9,000	9,000	0	0%	18,000	9,000	50%
Miscellaneous Income	0	0	0	0%	5,175	0	5,175	100%	0	(5,175)	0%
Penalties and Interest	0	0	0	0%	175	0	175	100%	0	(175)	0%
Architectural Review Fees	0	200	(200)	(100%)	1,450	1,200	250	21%	2,400	950	40%
Fines	0	45	(45)	(100%)	0	270	(270)	(100%)	540	540	100%
Interest Income	224	314	(90)	(29%)	1,918	1,884	34	2%	3,768	1,850	49%
RFID Income	0	471	(471)	(100%)	2,470	2,824	(354)	(13%)	5,648	3,178	56%
TOTAL Other Income	1,724	2,985	(1,261)	(42%)	22,055	17,912	4,143	23%	35,825	13,770	38%
TOTAL Revenues	64,944	65,605	(661)	(1%)	398,010	393,667	4,343	1%	787,335	389,325	49%
Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Landscape Service Contract	6,895	7,738	843	11%	43,462	46,429	2,967	6%	92,858	49,396	53%
Materials	0	18	18	100%	0	108	108	100%	216	216	100%
Projects	2,992	2,000	(992)	(50%)	13,394	12,000	(1,394)	(12%)	24,000	10,606	44%
Irrigation Repairs	0	1,294	1,294	100%	1,755	7,763	6,008	77%	15,527	13,772	89%
TOTAL Landscape Maintenance	9,887	11,050	1,163	11%	58,611	66,300	7,689	12%	132,601	73,990	56%
Repairs and Maint											
Entr. Gates/Guardhouse	(685)	4,578	5,263	115%	25,389	27,468	2,079	8%	54,936	29,547	54%
Flags and Flagpoles(s)	1,915	100	(1,815)	(>999%)	2,333	600	(1,733)	(289%)	1,200	(1,133)	(94%)
General Repairs	0	125	125	100%	889	750	(139)	(19%)	1,500	611	41%
Lights and Electrical	0	250	250	100%	0	1,500	1,500	100%	3,000	3,000	100%
Signage	0	42	42	100%	434	250	(184)	(74%)	500	66	13%

Unaudited

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 06/30/2025				YTD 06/30/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Supplies/Cleaning	128	67	(61)	(92%)	750	400	(350)	(88%)	800	50	6%
TOTAL Repairs and Maint	1,357	5,161	3,804	74%	29,796	30,968	1,172	4%	61,936	32,140	52%
Safety & Security											
Access Card Keys	0	527	527	100%	3,972	3,162	(810)	(26%)	6,324	2,352	37%
Security and Patrols	21,735	23,750	2,015	8%	129,560	142,500	12,940	9%	285,000	155,440	55%
Security Monitoring Service	1,456	1,499	43	3%	8,734	8,992	258	3%	17,984	9,250	51%
TOTAL Safety & Security	23,191	25,776	2,585	10%	142,266	154,654	12,388	8%	309,308	167,042	54%
Exterminating											
Exterminating	40	41	0	1%	242	245	3	1%	490	248	51%
Taxes											
Real Property	0	0	0	0%	0	2,400	2,400	100%	2,400	2,400	100%
Utilities											
Electricity - General	446	666	221	33%	3,652	2,110	(1,542)	(73%)	5,554	1,901	34%
Telephone	584	1,333	750	56%	3,292	8,000	4,708	59%	16,000	12,708	79%
Water and Wastewater	769	1,165	396	34%	2,811	3,689	878	24%	9,708	6,897	71%
TOTAL Utilities	1,798	3,165	1,367	43%	9,756	13,799	4,043	29%	31,262	21,505	69%
TOTAL Direct Operating Expenses	36,274	45,193	8,919	20%	240,672	268,367	27,695	10%	537,997	297,325	55%
Indirect Operating Expenses											
Professional Fees											
Legal Fees	0	1,417	1,417	100%	2,720	8,500	5,780	68%	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	2,750	2,312	84%	5,500	5,062	92%
Homeowner Activities	396	0	(396)	(100%)	4,854	0	(4,854)	(100%)	0	(4,854)	0%
Social Events	16	0	(16)	(100%)	3,466	5,708	2,241	39%	17,123	13,657	80%
TOTAL Homeowner Activities	412	458	46	10%	9,236	9,658	422	4%	23,823	14,587	61%
Association Communications											
Website	0	32	32	100%	0	192	192	100%	384	384	100%
Insurance											
Crime	58	51	(7)	(13%)	364	307	(57)	(18%)	614	250	41%
Directors and Officers	164	137	(27)	(19%)	968	823	(145)	(18%)	1,646	678	41%
General, Property & Liability	764	789	25	3%	4,588	4,733	145	3%	9,467	4,879	52%

Unaudited

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 06/30/2025				YTD 06/30/2025				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Insurance	0	147	147	100%	542	880	338	38%	1,760	1,218	69%
Umbrella	408	355	(53)	(15%)	2,369	2,131	(238)	(11%)	4,262	1,893	44%
Worker's Compensation	28	29	2	6%	165	175	10	6%	349	184	53%
TOTAL Insurance	1,421	1,508	88	6%	8,996	9,049	53	1%	18,098	9,102	50%
Management Fees											
Management Contract	1,623	1,269	(354)	(28%)	9,738	7,614	(2,124)	(28%)	15,228	5,490	36%
General & Admin Expenses											
Computer Software Subscription	67	79	12	15%	405	476	71	15%	951	546	57%
Internet Access	442	579	137	24%	3,079	3,476	396	11%	6,951	3,872	56%
Miscellaneous	468	654	186	28%	6,896	3,924	(2,972)	(76%)	7,848	952	12%
Office Supplies	14	141	127	90%	743	847	104	12%	1,693	950	56%
Postage	0	42	42	100%	156	250	94	38%	500	344	69%
Printing and Copying	0	6	6	100%	0	38	38	100%	75	75	100%
TOTAL General & Admin Expenses	991	1,502	510	34%	11,279	9,009	(2,270)	(25%)	18,018	6,739	37%
Compensation											
Compensation	8,888	9,643	755	8%	54,544	57,860	3,316	6%	115,720	61,176	53%
TOTAL Indirect Operating Expenses	13,336	15,829	2,494	16%	96,512	101,882	5,370	5%	208,271	111,759	54%
TOTAL Expenses	49,609	61,022	11,412	19%	337,184	370,249	33,065	9%	746,268	409,084	55%
NET SURPLUS (DEFICIT)	15,335	4,584	10,751	235%	60,827	23,419	37,408	160%	41,067	(19,759)	(48%)

Unaudited