



Financial Report Package

April 2025

Prepared for

Hillbrooke Community Association, Inc.

By

Homeowner Management Services Inc.

Assets

Operating Accounts		
00-1000-00 Cash-HTB Operating Checking Account	\$277,459.81	
Total Operating Accounts:		\$277,459.81
Total Assets:		\$277,459.81

Liabilities & Equity

Current Liabilities		
06-2002-00 Prepaid Assessments	324.97	
Total Current Liabilities:		\$324.97
Equity		
08-3900-00 Retained Earnings-Pr Year's	71,803.20	
Total Equity:		\$71,803.20
Net Income Gain / Loss	205,331.64	
		\$205,331.64
Total Liabilities & Equity:		\$277,459.81

Assets

Reserved Assets		
03-1103-00	Cash-HTB Reserve MMA	\$64,557.87
03-1110-00	Capital Bank CD 0455 4.25% 24mo Mat. 08/28/2026	50,000.00
03-1111-00	Capital Bank CD#3409 12mo 5.25% Mat. 8/28/2025	100,000.00
03-1112-00	Capital Bank CD 3412 10mo 5.25% Mat. 6/28/2025	40,000.00
Total Reserved Assets:		\$254,557.87
Total Assets:		\$254,557.87

Liabilities & Equity

Equity		
08-3800-00	Retained Earnings Reserve Funds Prior Yr's	253,925.04
Total Equity:		\$253,925.04
	Net Income Gain / Loss	632.83
		\$632.83
Total Liabilities & Equity:		\$254,557.87

Income Statement - Operating
Hillbrooke Community Association, Inc.
04/30/2025

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	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Assessment Income							
4000-00 Member Assessments	\$289,829.43	\$335,325.00	(\$45,495.57)	\$292,713.66	\$335,325.00	(\$42,611.34)	\$335,325.00
4009-00 Initiation/Capital Contribution Fees	-	-	-	1,275.00	-	1,275.00	-
Total Assessment Income	\$289,829.43	\$335,325.00	(\$45,495.57)	\$293,988.66	\$335,325.00	(\$41,336.34)	\$335,325.00
Non-Earned Income							
4315-00 Interest Charges Collected	316.26	-	316.26	479.22	-	479.22	-
4320-00 Fines Collected	11,228.87	-	11,228.87	11,403.87	-	11,403.87	-
4326-00 Collection Processing Fee	200.00	-	200.00	400.00	-	400.00	-
4410-00 Legal Reimbursements	2,614.00	-	2,614.00	2,537.38	-	2,537.38	-
Total Non-Earned Income	\$14,359.13	\$-	\$14,359.13	\$14,820.47	\$-	\$14,820.47	\$-
Total OPERATING INCOME	\$304,188.56	\$335,325.00	(\$31,136.44)	\$308,809.13	\$335,325.00	(\$26,515.87)	\$335,325.00
OPERATING EXPENSE							
Administrative Expenses							
5010-00 Management Fees	1,762.00	1,763.00	1.00	6,981.00	6,984.00	3.00	21,088.00
5011-00 Additional Management Hours	-	25.00	25.00	-	100.00	100.00	300.00
5012-00 ACC Enforcement	-	100.00	100.00	75.00	400.00	325.00	1,200.00
5020-00 Accounting Fees	386.00	400.00	14.00	386.00	400.00	14.00	400.00
5030-00 Attorney Fees - HOA	442.50	208.33	(234.17)	733.50	833.36	99.86	2,500.00
5033-00 Legal Expense - Reimbursable	1,582.50	-	(1,582.50)	5,374.64	-	(5,374.64)	-
5055-00 Reserve Study	-	-	-	2,100.00	4,500.00	2,400.00	4,500.00
5120-00 Postage & Mail	16.76	150.00	133.24	575.61	600.00	24.39	1,800.00
5130-00 Printing & Reproduction	5.40	83.33	77.93	390.80	333.36	(57.44)	1,000.00
5200-00 Insurance	-	-	-	8,724.00	-	(8,724.00)	10,500.00
Total Administrative Expenses	\$4,195.16	\$2,729.66	(\$1,465.50)	\$25,340.55	\$14,150.72	(\$11,189.83)	\$43,288.00
Community Communications							
5360-00 Website	-	-	-	-	-	-	250.00
Total Community Communications	\$-	\$-	\$-	\$-	\$-	\$0.00	\$250.00
Taxes & General Admin.							
5425-00 Stormwater Utility Tax	-	-	-	32.64	-	(32.64)	1,300.00
5490-00 Fed & State Income Taxes	1,732.00	4,000.00	2,268.00	1,732.00	4,000.00	2,268.00	4,000.00
5500-00 Misc. General & Admin.	50.00	50.00	-	50.00	200.00	150.00	600.00
5670-00 Annual Meeting	-	-	-	160.94	-	(160.94)	-
Total Taxes & General Admin.	\$1,782.00	\$4,050.00	\$2,268.00	\$1,975.58	\$4,200.00	\$2,224.42	\$5,900.00
Pool Expenses							
6005-00 Pool Permit	-	1,100.00	1,100.00	1,050.00	1,100.00	50.00	1,100.00
6010-00 Pool Op Contract	-	2,816.66	2,816.66	3,042.00	11,266.72	8,224.72	33,800.00
6011-00 Pool Operations	-	-	-	-	-	-	500.00
6015-00 Pool Repair & Maintenance	4,315.00	1,100.00	(3,215.00)	4,695.05	2,200.00	(2,495.05)	8,800.00
6020-00 Pool Supplies	2,887.89	500.00	(2,387.89)	2,907.22	1,500.00	(1,407.22)	2,000.00
6070-00 Pool Furniture Maintenance	(0.01)	-	0.01	6,588.13	-	(6,588.13)	-
Total Pool Expenses	\$7,202.88	\$5,516.66	(\$1,686.22)	\$18,282.40	\$16,066.72	(\$2,215.68)	\$46,200.00
Clubhouse Expenses							
6120-00 Clubhouse Supplies	-	100.00	100.00	-	400.00	400.00	1,200.00
6130-00 Clubhouse Telephone	141.84	140.00	(1.84)	567.60	560.00	(7.60)	1,680.00
6131-00 Clubhouse Furniture	6,588.14	1,250.00	(5,338.14)	6,588.14	5,000.00	(1,588.14)	15,000.00
6134-00 Clubhouse Electricity	114.98	550.00	435.02	716.74	2,050.00	1,333.26	8,150.00
6140-00 Clbhs Maint & Repairs	-	200.00	200.00	-	800.00	800.00	2,400.00
Total Clubhouse Expenses	\$6,844.96	\$2,240.00	(\$4,604.96)	\$7,872.48	\$8,810.00	\$937.52	\$28,430.00
Amenities Area							
6232-00 Amenities Water & Sewer	-	350.00	350.00	-	1,400.00	1,400.00	4,200.00
6235-00 Amenities Supplies	-	100.00	100.00	-	400.00	400.00	1,200.00
6238-00 Amenities Area Cleaning	765.00	1,000.00	235.00	2,975.00	4,000.00	1,025.00	12,000.00
6240-00 Dog Station Cleaning	-	120.00	120.00	-	480.00	480.00	1,440.00
6241-00 Dog Station Supplies	-	50.00	50.00	12.00	200.00	188.00	600.00
6260-00 Amenities Security	-	-	-	-	-	-	5,000.00
Total Amenities Area	\$765.00	\$1,620.00	\$855.00	\$2,987.00	\$6,480.00	\$3,493.00	\$24,440.00

Income Statement - Operating
Hillbrooke Community Association, Inc.
04/30/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Tennis Facilities							
6310-00 Tennis Court Operations	\$-	\$100.00	\$100.00	\$-	\$400.00	\$400.00	\$1,200.00
6315-00 Tennis Court Maint	-	25.00	25.00	-	100.00	100.00	300.00
6320-00 Tennis Court Supplies	-	40.00	40.00	-	160.00	160.00	500.00
6325-00 Tennis Court Net	197.16	-	(197.16)	197.16	-	(197.16)	-
6334-00 Tennis Court Electricity	234.24	300.00	65.76	954.85	1,200.00	245.15	3,600.00
6340-00 Tennis Lighting & Fixtures	-	100.00	100.00	2,932.16	425.00	(2,507.16)	1,225.00
6380-00 Tennis Comm Projects	-	350.00	350.00	-	1,400.00	1,400.00	4,200.00
Total Tennis Facilities	\$431.40	\$915.00	\$483.60	\$4,084.17	\$3,685.00	(\$399.17)	\$11,025.00
Entrance & Irrigation							
6410-00 Entrance Electricity	146.42	135.00	(11.42)	215.28	540.00	324.72	1,620.00
6450-00 Irrigation Water	-	175.00	175.00	29.12	700.00	670.88	2,100.00
Total Entrance & Irrigation	\$146.42	\$310.00	\$163.58	\$244.40	\$1,240.00	\$995.60	\$3,720.00
Committees							
6855-00 Welcome Pak Materials	-	50.00	50.00	-	200.00	200.00	600.00
Total Committees	\$-	\$50.00	\$50.00	\$-	\$200.00	\$200.00	\$600.00
Social Committees/Events							
6910-00 Social Activity & Events	50.29	1,000.00	949.71	50.29	4,000.00	3,949.71	12,000.00
6920-00 Holiday Decorations	-	-	-	1,269.57	-	(1,269.57)	9,500.00
Total Social Committees/Events	\$50.29	\$1,000.00	\$949.71	\$1,319.86	\$4,000.00	\$2,680.14	\$21,500.00
Grounds & Landscaping							
7000-00 Landscaping Contract	850.00	850.00	-	3,400.00	3,400.00	-	10,200.00
7010-00 Landscape Expenses	-	100.00	100.00	-	400.00	400.00	1,200.00
7015-00 Pine Straw/Mulch Expense	1,530.00	-	(1,530.00)	6,004.00	3,500.00	(2,504.00)	3,500.00
7020-00 Seasonal Flowers	-	-	-	-	-	-	7,000.00
7025-00 Trees & Shrubs	-	-	-	150.00	-	(150.00)	-
7110-00 Irrigation Maint.	-	2,000.00	2,000.00	-	2,000.00	2,000.00	2,000.00
7115-00 Back Flow Testing	-	-	-	267.00	350.00	83.00	350.00
7120-00 Fence Maintenance	6,600.00	150.00	(6,450.00)	6,600.00	600.00	(6,000.00)	1,800.00
7150-00 Pavilion & Grounds	88.80	-	(88.80)	88.80	-	(88.80)	-
7350-00 Playground Maintenance	-	100.00	100.00	-	100.00	100.00	700.00
Total Grounds & Landscaping	\$9,068.80	\$3,200.00	(\$5,868.80)	\$16,509.80	\$10,350.00	(\$6,159.80)	\$26,750.00
Repair & Maintenance							
8020-00 Electrical Maint	-	100.00	100.00	-	400.00	400.00	1,200.00
8030-00 Plumbing Maint.	-	100.00	100.00	-	400.00	400.00	1,200.00
8040-00 Build/Struct. Maint.	-	100.00	100.00	-	400.00	400.00	1,200.00
8045-00 Pressure Washing	-	84.00	84.00	-	336.00	336.00	1,000.00
8050-00 HVAC Service	-	156.25	156.25	356.25	312.50	(43.75)	625.00
8099-00 General Maint. & Repair	-	133.33	133.33	-	533.36	533.36	1,600.00
8110-00 Clubhouse Repair	-	100.00	100.00	-	400.00	400.00	1,200.00
8180-00 Retention Pond Maint	250.00	250.00	-	750.00	1,000.00	250.00	3,000.00
Total Repair & Maintenance	\$250.00	\$1,023.58	\$773.58	\$1,106.25	\$3,781.86	\$2,675.61	\$11,025.00
Operating Expenses							
8510-00 Trash Removal Services	4,998.00	6,164.00	1,166.00	23,490.00	24,656.00	1,166.00	73,968.00
8515-00 Pest Control	45.00	130.00	85.00	265.00	435.00	170.00	1,815.00
8516-00 Termite Bond	-	-	-	-	-	-	300.00
8550-00 Wildlife Relocation	-	100.00	100.00	-	400.00	400.00	1,200.00
8590-00 Signage Expense	-	100.00	100.00	-	400.00	400.00	1,200.00
Total Operating Expenses	\$5,043.00	\$6,494.00	\$1,451.00	\$23,755.00	\$25,891.00	\$2,136.00	\$78,483.00
Reserve Transfers							
9598-00 Reserve Transfer - Out	-	-	-	-	-	-	23,679.00
Total Reserve Transfers	\$-	\$-	\$-	\$-	\$-	\$0.00	\$23,679.00
Total OPERATING EXPENSE	\$35,779.91	\$29,148.90	(\$6,631.01)	\$103,477.49	\$98,855.30	(\$4,622.19)	\$325,290.00
Net Income:	\$268,408.65	\$306,176.10	(\$37,767.45)	\$205,331.64	\$236,469.70	(\$31,138.06)	\$10,035.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Earned Income							
4111-00 Interest Earned Reserve Funds	\$158.79	\$-	\$158.79	\$632.83	\$-	\$632.83	\$-
Total Earned Income	\$158.79	\$-	\$158.79	\$632.83	\$-	\$632.83	\$-
Total RESERVE INCOME	\$158.79	\$-	\$158.79	\$632.83	\$-	\$632.83	\$-
Net Reserve:	\$158.79	\$0.00	\$158.79	\$632.83	\$0.00	\$632.83	\$0.00