

# FLINTROCK FALLS AT HURST CREEK

## INCOME/EXPENSE STATEMENT

Period: 02/01/18 to 02/28/18

\*\* Current Year Vs. Prior Year \*\*

Account	Description	Current Actual	Same Period Last Year Prior	Last Year Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
INCOME:								
06310-00	ASSESSMENT- GENERAL	438.00	.00	438.00	242,943.00	238,845.00	4,098.00	484,400.00
06316-00	LESS CONTRIB TO RESERV	(4,821.42)	(8,333.33)	3,511.91	(9,642.84)	(16,666.66)	7,023.82	(51,147.00)
06360-00	COMPLIANCE OWNER CHAF	.00	50.00	(50.00)	.00	50.00	(50.00)	.00
06361-00	LOT CLEAN FEE INCOME	.00	.00	.00	(675.00)	.00	(675.00)	900.00
06370-00	INITIAL CONTRIBUTION INC	600.00	200.00	400.00	1,200.00	200.00	1,000.00	7,200.00
06380-00	NSF CHARGES	.00	.00	.00	50.00	.00	50.00	.00
06395-00	LATE FEE INTEREST INCOM	578.52	281.77	296.75	1,386.66	862.74	523.92	.00
06490-00	INTEREST INCOME	54.45	62.27	(7.82)	112.31	105.95	6.36	.00
06502-00	LIEN/ATTORNEY ASSESSME	525.96	.00	525.96	4,879.26	1,610.19	3,269.07	.00
06600-00	APPLICATION AND AC REVIE	.00	.00	.00	.00	(70.00)	70.00	.00
06610-00	HOUSE PLAN REVIEW FEES	.00	.00	.00	900.00	900.00	.00	2,700.00
06615-00	FENCE REVIEW FEES	.00	300.00	(300.00)	.00	300.00	(300.00)	750.00
06620-00	LANDSCAPE REVIEW FEES	300.00	.00	300.00	300.00	.00	300.00	1,500.00
06630-00	POOL REVIEW FEES	.00	600.00	(600.00)	300.00	600.00	(300.00)	1,800.00
06640-00	OTHER PLAN REVIEW FEES	.00	300.00	(300.00)	(.55)	1,350.00	(1,350.55)	2,700.00
06645-00	INSPECTION FEE INCOME	500.00	.00	500.00	500.00	.00	500.00	.00
06650-00	VARIANCE FEE	.00	500.00	(500.00)	.00	500.00	(500.00)	.00
06700-00	GATE OPENER INCOME	270.00	.00	270.00	545.00	265.00	280.00	4,500.00
Subtotal Income		(1,554.49)	(6,039.29)	4,484.80	242,797.84	228,852.22	13,945.62	455,303.00
EXPENSES								
07005-00	PROPERTY TAXES	1,098.68	.00	(1,098.68)	2,299.79	1,218.17	(1,081.62)	1,640.00
07010-00	AUDIT	.00	.00	.00	.00	.00	.00	1,500.00
07011-00	ACCOUNTING SERVICES	.00	.00	.00	.00	.00	.00	400.00
07030-00	BANK CHARGES & FEES	.00	.00	.00	10.00	.00	(10.00)	.00

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07130-00	INSURANCE - D & O	.00	1,421.00	1,421.00	.00	1,421.00	1,421.00	1,800.00
07132-00	INSURANCE - UMBRELLA	.00	1,750.00	1,750.00	.00	1,750.00	1,750.00	2,400.00
07135-00	INSURANCE - G/L	.00	6,001.00	6,001.00	.00	6,001.00	6,001.00	6,800.00
07150-00	LANDSCAPE - CONTRACT	7,246.08	7,246.08	.00	14,492.16	14,492.16	.00	93,456.00
07155-00	LANDSCAPE - SUPPLIES & L	.00	.00	.00	12,632.78	.00	(12,632.78)	23,800.00
07160-00	LANDSCAPE IRRIGATION RE	428.67	1,614.65	1,185.98	1,121.76	1,614.65	492.89	10,800.00
07165-00	LOT MOWING	.00	.00	.00	.00	.00	.00	900.00
07170-00	LEGAL	525.96	1,204.00	678.04	1,338.46	2,814.19	1,475.73	10,000.00
07171-00	FILING FEES/LIENS/VARIAN	.00	77.26	77.26	.00	185.78	185.78	360.00
07175-00	BOARD EXPENSES	110.00	.00	(110.00)	110.00	.00	(110.00)	.00
07182-00	Gate Improvement Expense	.00	.00	.00	.00	.00	.00	15,000.00
07183-00	GATE MAINTENANCE	.00	.00	.00	441.57	.00	(441.57)	2,200.00
07184-00	REPAIRS/MAINT - GENERAL	4,000.00	.00	(4,000.00)	4,102.57	47.51	(4,055.06)	600.00
07186-00	LIGHTING & ELECTRIC	299.99	.00	(299.99)	1,150.83	.00	(1,150.83)	1,620.00
07187-00	GATE REPAIRS	487.14	75.78	(411.36)	487.14	243.57	(243.57)	2,640.00
07190-00	MISC. EXPENSE	.00	.00	.00	.00	.00	.00	180.00
07191-00	MANAGEMENT CONTRACT F	2,000.00	2,000.00	.00	4,000.00	4,000.00	.00	24,000.00
07192-00	MANAGEMENT-ADDITIONAL	.00	.00	.00	.00	.00	.00	300.00
07193-00	MANAGEMENT - PORTER SE	303.10	303.10	.00	606.20	454.65	(151.55)	3,660.00
07196-00	PLAN REVIEWS/INSPECTIO	140.00	210.00	70.00	280.00	210.00	(70.00)	1,295.00
07197-00	MONTHLY ARCH CONSULTII	3,000.00	.00	(3,000.00)	3,000.00	6,000.00	3,000.00	18,000.00
07200-00	OFFICE SUPPLIES & EXPEN	50.00	.00	(50.00)	121.98	150.00	28.02	600.00
07201-00	MEETINGS EXPENSE	.00	165.00	165.00	.00	165.00	165.00	400.00
07202-00	PRINTING	13.06	32.52	19.46	182.52	519.50	336.98	1,055.00
07205-00	GATE OPENER EXPENSE	.00	278.21	278.21	.00	846.53	846.53	3,000.00

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Account	Description	Current Actual	Same Period Last Year Prior	Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
07210-00	RFID MAINT AGREEMENT	.00	.00	.00	.00	.00	.00	3,250.00
07215-00	RFID MONTHLY CONTRACT	5,529.44	1,173.00	(4,356.44)	5,529.44	2,346.00	(3,183.44)	16,260.00
07220-00	POSTAGE & DELIVERY FEES	55.69	87.33	31.64	542.66	788.00	245.34	2,340.00
07250-00	STORAGE	50.00	50.00	.00	100.00	100.00	.00	600.00
07260-00	FENCE MAINT/REPAIRS	.00	.00	.00	.00	.00	.00	600.00
07295-00	SECURITY CAMERAS	.00	.00	.00	.00	.00	.00	30,000.00
07300-00	SECURITY CONTRACT	11,295.28	8,715.69	(2,579.59)	21,122.28	17,849.62	(3,272.66)	124,440.00
07310-00	SECURITY GUARDHOUSE S	145.34	75.73	(69.61)	204.47	184.48	(19.99)	1,380.00
07320-00	SECURITY GUARDHOUSE M	21.38	92.02	70.64	21.38	92.02	70.64	720.00
07330-00	SECURITY GUARDHOUSE C	240.32	240.32	.00	480.64	240.32	(240.32)	3,000.00
07335-00	FLAG AND FLAGPOLE	426.61	225.70	(200.91)	426.61	225.70	(200.91)	1,080.00
07340-00	TELEPHONES	549.06	325.59	(223.47)	1,424.13	650.96	(773.17)	8,880.00
07350-00	ELECTRICITY	355.64	433.00	77.36	922.49	894.18	(28.31)	5,400.00
07360-00	WATER/ WW	143.09	259.68	116.59	531.48	386.31	(145.17)	9,000.00
07365-00	CABLE	129.60	129.60	.00	259.20	259.20	.00	1,560.00
07380-00	SECURITY GUARDHOUSE P	112.58	112.58	.00	112.58	112.58	.00	460.00
07460-00	NEWSLETTER & WELCOME	.00	72.00	72.00	.00	72.00	72.00	432.00
07465-00	SOCIAL EVENTS	.00	1,996.85	1,996.85	.00	1,996.85	1,996.85	8,000.00
07475-00	WEBSITE	110.00	110.00	.00	408.85	399.85	(9.00)	2,060.00
07480-00	ARCHITECTURAL REVIEW S	25.00	25.00	.00	50.00	50.00	.00	420.00
07500-00	SIGN AND SIGN MAINT	.00	.00	.00	.00	.00	.00	2,100.00
07900-00	HOLIDAY DECORATIONS	.00	.00	.00	.00	.00	.00	4,500.00
09550-00	FEDERAL INCOME TAX	.00	.00	.00	.00	.00	.00	415.00
<b>TOTAL EXPENSES</b>		<b>38,891.71</b>	<b>36,502.69</b>	<b>(2,389.02)</b>	<b>78,513.97</b>	<b>68,781.78</b>	<b>(9,732.19)</b>	<b>455,303.00</b>

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Account	Description	Current Actual	Same Period Last Year Prior	Last Year Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
	Current Year Net Income (loss)	(40,446.20)	(42,541.98)	2,095.78	164,283.87	160,070.44	4,213.43	.00

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