

FLINTROCK FALLS AT HURST CREEK

INCOME/EXPENSE STATEMENT Sub-account: 000 GENERAL OPERATING (000)

Period: 05/01/18 to 05/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
ASSESSMENT- GENERAL	219.06	.00	219.06	243,162.06	241,285.00	1,877.06	484,400.00
LESS CONTRIB TO RESERVE FUND	(4,821.42)	(4,262.25)	(559.17)	(24,107.10)	(21,311.25)	(2,795.85)	(51,147.00)
COMPLIANCE OWNER CHARGES	100.00	.00	100.00	100.00	.00	100.00	.00
LOT CLEAN FEE INCOME	.00	.00	.00	(675.00)	450.00	(1,125.00)	900.00
INITIAL CONTRIBUTION INCOME*	600.00	600.00	.00	3,800.00	3,000.00	800.00	7,200.00
NSF CHARGES	.00	.00	.00	50.00	.00	50.00	.00
LATE FEE INTEREST INCOME	526.01	.00	526.01	2,270.24	.00	2,270.24	.00
INTEREST INCOME	40.07	.00	40.07	254.20	.00	254.20	.00
LIEN/ATTORNEY ASSESSMENT REV	5,290.71	.00	5,290.71	7,978.31	.00	7,978.31	.00
HOUSE PLAN REVIEW FEES	.00	.00	.00	900.00	900.00	.00	2,700.00
FENCE REVIEW FEES	300.00	150.00	150.00	300.00	450.00	(150.00)	750.00
LANDSCAPE REVIEW FEES	.00	.00	.00	600.00	600.00	.00	1,500.00
POOL REVIEW FEES	300.00	.00	300.00	600.00	900.00	(300.00)	1,800.00
OTHER PLAN REVIEW FEES	150.00	225.00	(75.00)	449.45	1,125.00	(675.55)	2,700.00
INSPECTION FEE INCOME	.00	.00	.00	500.00	.00	500.00	.00
GATE OPENER INCOME	505.00	375.00	130.00	1,860.00	1,875.00	(15.00)	4,500.00
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Subtotal Income	3,209.43	(2,912.25)	6,121.68	238,042.16	229,273.75	8,768.41	455,303.00
EXPENSES							
PROPERTY TAXES	.00	.00	.00	2,299.79	1,640.00	(659.79)	1,640.00
AUDIT	.00	.00	.00	.00	.00	.00	1,500.00
ACCOUNTING SERVICES	.00	.00	.00	400.00	400.00	.00	400.00
BANK CHARGES & FEES	15.00	.00	(15.00)	25.00	.00	(25.00)	.00
INSURANCE - D & O	1,421.00	.00	(1,421.00)	1,421.00	1,800.00	379.00	1,800.00
INSURANCE - CLAIMS	18,510.63	.00	(18,510.63)	27,760.63	.00	(27,760.63)	.00
INSURANCE - UMBRELLA	695.00	.00	(695.00)	695.00	2,400.00	1,705.00	2,400.00
INSURANCE - G/L	6,622.00	.00	(6,622.00)	6,622.00	6,800.00	178.00	6,800.00
LANDSCAPE - CONTRACT	7,246.08	7,788.00	541.92	36,230.40	38,940.00	2,709.60	93,456.00
LANDSCAPE - SUPPLIES & LABOR	1,163.69	.00	(1,163.69)	13,796.47	21,800.00	8,003.53	23,800.00
LANDSCAPE IRRIGATION REPAIRS	744.10	900.00	155.90	2,737.38	4,500.00	1,762.62	10,800.00
LOT MOWING	.00	.00	.00	.00	450.00	450.00	900.00
LEGAL	1,221.22	.00	(1,221.22)	4,437.51	4,000.00	(437.51)	10,000.00
FILING FEES/LIENS/VARIANCES	.00	30.00	30.00	.00	150.00	150.00	360.00
BOARD EXPENSES	.00	.00	.00	110.00	.00	(110.00)	.00
Gate Improvement Expense	.00	.00	.00	.00	15,000.00	15,000.00	15,000.00
GATE MAINTENANCE	541.27	.00	(541.27)	1,226.41	1,100.00	(126.41)	2,200.00
REPAIRS/MAINT - GENERAL	.00	50.00	50.00	4,102.57	250.00	(3,852.57)	600.00
LIGHTING & ELECTRIC	.00	135.00	135.00	1,598.27	675.00	(923.27)	1,620.00
GATE REPAIRS	162.38	220.00	57.62	6,593.75	1,100.00	(5,493.75)	2,640.00
MISC. EXPENSE	.00	15.00	15.00	.00	75.00	75.00	180.00
MANAGEMENT CONTRACT EXPENSE	2,400.00	2,000.00	(400.00)	10,421.67	10,000.00	(421.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	250.00	50.00	(200.00)	250.00	150.00	(100.00)	300.00

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Period: 05/01/18 to 05/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MANAGEMENT - PORTER SERVICE	303.10	305.00	1.90	1,515.50	1,525.00	9.50	3,660.00
PLAN REVIEWS/INSPECTIONS	175.00	175.00	.00	630.00	595.00	(35.00)	1,295.00
MONTHLY ARCH CONSULTING	6,000.00	1,500.00	(4,500.00)	9,000.00	7,500.00	(1,500.00)	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	.00	(50.00)	271.98	300.00	28.02	600.00
MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	400.00
PRINTING	27.52	55.00	27.48	234.36	570.00	335.64	1,055.00
GATE OPENER EXPENSE	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
RFID MAINT AGREEMENT	.00	.00	.00	.00	.00	.00	3,250.00
RFID MONTHLY CONTRACT	1,352.70	1,355.00	2.30	10,053.02	6,775.00	(3,278.02)	16,260.00
RFID OTHER EXPENSES	270.63	.00	(270.63)	270.63	.00	(270.63)	.00
POSTAGE & DELIVERY FEES	201.87	195.00	(6.87)	850.87	975.00	124.13	2,340.00
STORAGE	50.00	50.00	.00	250.00	250.00	.00	600.00
FENCE MAINT/REPAIRS	.00	50.00	50.00	.00	250.00	250.00	600.00
SECURITY CAMERAS	.00	.00	.00	.00	30,000.00	30,000.00	30,000.00
SECURITY CONTRACT	13,555.59	10,370.00	(3,185.59)	53,520.93	51,850.00	(1,670.93)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	62.70	115.00	52.30	398.55	575.00	176.45	1,380.00
SECURITY GUARDHOUSE MAINT/REP	.00	60.00	60.00	21.38	300.00	278.62	720.00
SECURITY GUARDHOUSE CLEANING	240.32	250.00	9.68	1,201.60	1,250.00	48.40	3,000.00
FLAG AND FLAGPOLE	.00	90.00	90.00	614.43	450.00	(164.43)	1,080.00
TELEPHONES	448.39	740.00	291.61	2,994.87	3,700.00	705.13	8,880.00
ELECTRICITY	426.03	450.00	23.97	2,131.45	2,250.00	118.55	5,400.00
WATER/ WW	1,815.94	750.00	(1,065.94)	2,594.77	3,750.00	1,155.23	9,000.00
CABLE	129.60	130.00	.40	648.00	650.00	2.00	1,560.00
SECURITY GUARDHOUSE PEST CONT	112.58	115.00	2.42	225.16	230.00	4.84	460.00
ROAD REPAIRS & MAINT	7,750.00	.00	(7,750.00)	7,887.56	.00	(7,887.56)	.00
NEWSLETTER & WELCOME PACKETS	.00	36.00	36.00	.00	180.00	180.00	432.00
SOCIAL EVENTS	.00	2,000.00	2,000.00	2,295.68	4,000.00	1,704.32	8,000.00
WEBSITE	(78.85)	110.00	188.85	927.70	920.00	(7.70)	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	35.00	10.00	125.00	175.00	50.00	420.00
SIGN AND SIGN MAINT	736.91	175.00	(561.91)	736.91	875.00	138.09	2,100.00
HOLIDAY DECORATIONS	.00	.00	.00	.00	.00	.00	4,500.00
CURB PAINTING	1,500.00	.00	(1,500.00)	(888.78)	.00	888.78	.00
FEDERAL INCOME TAX	.00	.00	.00	2,169.00	415.00	(1,754.00)	415.00
TOTAL EXPENSES	76,147.40	30,549.00	(45,598.40)	221,408.42	232,790.00	11,381.58	455,303.00
Current Year Net Income (loss)	(72,937.97)	(33,461.25)	(39,476.72)	16,633.74	(3,516.25)	20,149.99	.00

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