

FLINTROCK FALLS AT HURST CREEK

INCOME/EXPENSE STATEMENT

Period: 07/01/18 to 07/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
ASSESSMENT- GENERAL	244,335.00	243,115.00	1,220.00	487,497.06	484,400.00	3,097.06	484,400.00
LESS CONTRIB TO RESERVE FUND	(4,821.42)	(4,262.25)	(559.17)	(33,749.94)	(29,835.75)	(3,914.19)	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.00	100.00	.00	100.00	.00
LOT CLEAN FEE INCOME	.00	225.00	(225.00)	(675.00)	675.00	(1,350.00)	900.00
INITIAL CONTRIBUTION INCOME*	800.00	600.00	200.00	5,200.00	4,200.00	1,000.00	7,200.00
NSF CHARGES	25.00	.00	25.00	75.00	.00	75.00	.00
LATE FEE INTEREST INCOME	856.55	.00	856.55	3,481.89	.00	3,481.89	.00
INTEREST INCOME	57.83	.00	57.83	329.07	.00	329.07	.00
LIEN/ATTORNEY ASSESSMENT REV	.00	.00	.00	7,978.31	.00	7,978.31	.00
HOUSE PLAN REVIEW FEES	35.00	.00	35.00	935.00	1,800.00	(865.00)	2,700.00
FENCE REVIEW FEES	.00	.00	.00	300.00	600.00	(300.00)	750.00
LANDSCAPE REVIEW FEES	.00	.00	.00	600.00	900.00	(300.00)	1,500.00
POOL REVIEW FEES	.00	.00	.00	600.00	1,200.00	(600.00)	1,800.00
OTHER PLAN REVIEW FEES	450.00	225.00	225.00	899.45	1,575.00	(675.55)	2,700.00
INSPECTION FEE INCOME	.00	.00	.00	500.00	.00	500.00	.00
GATE OPENER INCOME	710.00	375.00	335.00	3,025.00	2,625.00	400.00	4,500.00
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Subtotal Income	242,447.96	240,277.75	2,170.21	477,095.84	468,139.25	8,956.59	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	1,500.00	1,500.00	1,500.00
ACCOUNTING SERVICES	.00	.00	.00	400.00	400.00	.00	400.00
BANK CHARGES & FEES	10.00	.00	(10.00)	20.00	.00	(20.00)	.00
INSURANCE - D & O	.00	.00	.00	1,421.00	1,800.00	379.00	1,800.00
INSURANCE - CLAIMS	.00	.00	.00	28,913.49	.00	(28,913.49)	.00
INSURANCE - UMBRELLA	.00	.00	.00	695.00	2,400.00	1,705.00	2,400.00
INSURANCE - G/L	.00	.00	.00	6,679.00	6,800.00	121.00	6,800.00
LANDSCAPE - CONTRACT	7,246.08	7,788.00	541.92	50,722.56	54,516.00	3,793.44	93,456.00
LANDSCAPE - SUPPLIES & LABOR	.00	.00	.00	13,796.47	21,800.00	8,003.53	23,800.00
LANDSCAPE IRRIGATION REPAIRS	1,337.98	900.00	(437.98)	4,075.36	6,300.00	2,224.64	10,800.00
LOT MOWING	.00	225.00	225.00	.00	675.00	675.00	900.00
LEGAL	370.00	.00	(370.00)	4,984.51	6,000.00	1,015.49	10,000.00
FILING FEES/LIENS/VARIANCES	.00	30.00	30.00	.00	210.00	210.00	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	.00	550.00	550.00	1,226.41	1,650.00	423.59	2,200.00
REPAIRS/MAINT - GENERAL	.00	50.00	50.00	4,102.57	350.00	(3,752.57)	600.00
LIGHTING & ELECTRIC	.00	135.00	135.00	1,598.27	945.00	(653.27)	1,620.00
GATE REPAIRS	568.33	220.00	(348.33)	7,162.08	1,540.00	(5,622.08)	2,640.00
MISC. EXPENSE	.00	15.00	15.00	.00	105.00	105.00	180.00
MANAGEMENT CONTRACT EXPENSE	1,600.00	2,000.00	400.00	14,021.67	14,000.00	(21.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	.00	50.00	50.00	250.00	200.00	(50.00)	300.00

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Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MANAGEMENT - PORTER SERVICE	303.10	305.00	1.90	1,970.15	2,135.00	164.85	3,660.00
PLAN REVIEWS/INSPECTIONS	70.00	140.00	70.00	700.00	875.00	175.00	1,295.00
MONTHLY ARCH CONSULTING	.00	1,500.00	1,500.00	12,000.00	10,500.00	(1,500.00)	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	150.00	100.00	371.98	450.00	78.02	600.00
MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	400.00
PRINTING	125.44	55.00	(70.44)	382.70	680.00	297.30	1,055.00
GATE OPENER EXPENSE	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
RFID MAINT AGREEMENT	.00	.00	.00	3,247.00	3,250.00	3.00	3,250.00
RFID MONTHLY CONTRACT	465.48	1,355.00	889.52	11,766.13	9,485.00	(2,281.13)	16,260.00
RFID OTHER EXPENSES	.00	.00	.00	270.63	.00	(270.63)	.00
POSTAGE & DELIVERY FEES	193.44	195.00	1.56	1,133.22	1,365.00	231.78	2,340.00
STORAGE	50.00	50.00	.00	350.00	350.00	.00	600.00
FENCE MAINT/REPAIRS	.00	50.00	50.00	.00	350.00	350.00	600.00
SECURITY CAMERAS	.00	.00	.00	.00	30,000.00	30,000.00	30,000.00
SECURITY CONTRACT	9,698.11	10,370.00	671.89	72,965.87	72,590.00	(375.87)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	116.65	115.00	(1.65)	619.85	805.00	185.15	1,380.00
SECURITY GUARDHOUSE MAINT/REP	137.50	60.00	(77.50)	158.88	420.00	261.12	720.00
SECURITY GUARDHOUSE CLEANING	240.32	250.00	9.68	1,922.56	1,750.00	(172.56)	3,000.00
FLAG AND FLAGPOLE	.00	90.00	90.00	614.43	630.00	15.57	1,080.00
TELEPHONES	603.35	740.00	136.65	4,037.37	5,180.00	1,142.63	8,880.00
ELECTRICITY	457.40	450.00	(7.40)	3,003.30	3,150.00	146.70	5,400.00
WATER/ WW	1,148.23	750.00	(398.23)	4,871.04	5,250.00	378.96	9,000.00
CABLE	887.27	130.00	(757.27)	1,842.68	910.00	(932.68)	1,560.00
SECURITY GUARDHOUSE PEST CONT	.00	.00	.00	225.16	230.00	4.84	460.00
ROAD REPAIRS & MAINT	.00	.00	.00	7,887.56	.00	(7,887.56)	.00
NEWSLETTER & WELCOME PACKETS	.00	36.00	36.00	.00	252.00	252.00	432.00
SOCIAL EVENTS	.00	2,000.00	2,000.00	4,913.26	6,000.00	1,086.74	8,000.00
WEBSITE	172.95	295.00	122.05	1,210.65	1,325.00	114.35	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	35.00	10.00	175.00	245.00	70.00	420.00
SIGN AND SIGN MAINT	324.62	175.00	(149.62)	1,097.25	1,225.00	127.75	2,100.00
HOLIDAY DECORATIONS	.00	.00	.00	.00	.00	.00	4,500.00
CURB PAINTING	.00	.00	.00	(888.78)	.00	888.78	.00
FEDERAL INCOME TAX	.00	.00	.00	2,169.00	415.00	(1,754.00)	415.00
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TOTAL EXPENSES	26,201.25	31,509.00	5,307.75	281,495.07	299,398.00	17,902.93	455,303.00
Current Year Net Income (loss)	216,246.71	208,768.75	7,477.96	195,600.77	168,741.25	26,859.52	.00
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