

# FLINTROCK FALLS AT HURST CREEK

## INCOME/EXPENSE STATEMENT

Period: 09/01/18 to 09/30/18

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

Description	Current Actual	Same Period Last Year Prior	Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
<b>INCOME:</b>							
ASSESSMENT- GENERAL	.00	358.00	(358.00)	488,007.60	480,605.65	7,401.95	484,400.00
LESS CONTRIB TO RESERVE FUND	(4,821.42)	(8,333.33)	3,511.91	(43,392.78)	(74,999.97)	31,607.19	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.00	100.00	50.00	50.00	.00
LOT CLEAN FEE INCOME	.00	.00	.00	(172.03)	.02	(172.05)	900.00
INITIAL CONTRIBUTION INCOME*	1,400.00	1,000.00	400.00	7,600.00	7,000.00	600.00	7,200.00
NSF CHARGES	.00	.00	.00	75.00	.00	75.00	.00
LATE FEE INTEREST INCOME	216.30	384.52	(168.22)	254.06	2,955.10	(2,701.04)	.00
INTEREST INCOME	165.55	49.01	116.54	804.68	436.17	368.51	.00
LIEN/ATTORNEY ASSESSMENT REV	45.00	2,744.27	(2,699.27)	8,023.31	6,040.66	1,982.65	.00
APPLICATION AND AC REVIEW FEE	.00	.00	.00	.00	(70.00)	70.00	.00
HOUSE PLAN REVIEW FEES	900.00	.00	900.00	1,835.00	3,670.00	(1,835.00)	2,700.00
FENCE REVIEW FEES	.00	.00	.00	300.00	600.00	(300.00)	750.00
LANDSCAPE REVIEW FEES	.00	300.00	(300.00)	600.00	1,705.00	(1,105.00)	1,500.00
POOL REVIEW FEES	.00	.00	.00	600.00	1,100.00	(500.00)	1,800.00
OTHER PLAN REVIEW FEES	.00	.00	.00	899.45	2,320.00	(1,420.55)	2,700.00
INSPECTION FEE INCOME	.00	.00	.00	500.00	100.00	400.00	.00
VARIANCE FEE	.00	.00	.00	.00	1,000.00	(1,000.00)	.00
GATE OPENER INCOME	175.00	340.00	(165.00)	3,490.00	3,570.00	(80.00)	4,500.00
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Subtotal Income	(1,919.57)	(3,157.53)	1,237.96	469,524.29	436,082.63	33,441.66	455,303.00
<b>EXPENSES</b>							
PROPERTY TAXES	.00	.00	.00	2,299.79	1,637.82	(661.97)	1,640.00
AUDIT	.00	.00	.00	.00	.00	.00	1,500.00
ACCOUNTING SERVICES	.00	.00	.00	400.00	365.00	(35.00)	400.00
BAD DEBT EXPENSE	.00	.00	.00	16,077.66	.00	(16,077.66)	.00
BANK CHARGES & FEES	.00	.00	.00	20.00	.00	(20.00)	.00
INSURANCE - D & O	.00	.00	.00	1,421.00	1,421.00	.00	1,800.00
INSURANCE - CLAIMS	7,450.00	.00	(7,450.00)	12,821.78	.00	(12,821.78)	.00
INSURANCE - UMBRELLA	.00	.00	.00	695.00	1,750.00	1,055.00	2,400.00
INSURANCE - G/L	.00	.00	.00	6,679.00	6,001.00	(678.00)	6,800.00
LANDSCAPE - CONTRACT	7,246.08	7,246.08	.00	65,214.72	65,214.72	.00	93,456.00
LANDSCAPE - SUPPLIES & LABOR	.00	81.19	81.19	13,796.47	9,871.87	(3,924.60)	23,800.00
LANDSCAPE IRRIGATION REPAIRS	.00	663.11	663.11	5,043.66	7,313.79	2,270.13	10,800.00
LOT MOWING	.00	.00	.00	405.94	.00	(405.94)	900.00
LEGAL	814.00	1,156.22	342.22	5,843.51	14,305.92	8,462.41	10,000.00
FILING FEES/LIENS/VARIANCES	.00	.00	.00	.00	781.80	781.80	360.00
BOARD EXPENSES	.00	.00	.00	110.00	.00	(110.00)	.00
Gate Improvement Expense	.00	.00	.00	.00	.00	.00	15,000.00
GATE MAINTENANCE	324.76	.00	(324.76)	1,551.17	.00	(1,551.17)	2,200.00
REPAIRS/MAINT - GENERAL	.00	.00	.00	4,102.57	151.14	(3,951.43)	600.00
LIGHTING & ELECTRIC	.00	.00	.00	1,598.27	1,069.64	(528.63)	1,620.00
GATE REPAIRS	.00	2,923.57	2,923.57	8,099.46	9,639.06	1,539.60	2,640.00
MISC. EXPENSE	.00	.00	.00	.00	111.76	111.76	180.00

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

Description	Current Actual	Same Period Last Year Prior	Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
MANAGEMENT CONTRACT EXPENSE	2,000.00	2,000.00	.00	18,021.67	18,083.16	61.49	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	100.00	100.00	.00	350.00	200.00	(150.00)	300.00
MANAGEMENT - PORTER SERVICE	454.65	303.10	(151.55)	2,727.90	2,576.35	(151.55)	3,660.00
PLAN REVIEWS/INSPECTIONS	150.00	70.00	(80.00)	920.00	1,250.00	330.00	1,295.00
MONTHLY ARCH CONSULTING	3,000.00	3,000.00	.00	15,000.00	16,500.00	1,500.00	18,000.00
OFFICE SUPPLIES & EXPENSES	79.76	.00	(79.76)	501.74	450.00	(51.74)	600.00
MEETINGS EXPENSE	.00	.00	.00	.00	165.00	165.00	400.00
PRINTING	213.47	6.59	(206.88)	616.55	918.32	301.77	1,055.00
GATE OPENER EXPENSE	.00	324.75	324.75	.00	3,264.10	3,264.10	3,000.00
RFID MAINT AGREEMENT	.00	.00	.00	4,028.65	3,247.50	(781.15)	3,250.00
RFID MONTHLY CONTRACT	1,247.13	1,352.70	105.57	13,478.74	11,349.93	(2,128.81)	16,260.00
RFID OTHER EXPENSES	.00	.00	.00	9,164.99	.00	(9,164.99)	.00
POSTAGE & DELIVERY FEES	560.50	59.88	(500.62)	1,792.79	1,872.10	79.31	2,340.00
STORAGE	50.00	50.00	.00	450.00	450.00	.00	600.00
FENCE MAINT/REPAIRS	.00	.00	.00	.00	.00	.00	600.00
SECURITY CAMERAS	.00	.00	.00	.00	.00	.00	30,000.00
SECURITY CONTRACT	9,296.30	7,224.61	(2,071.69)	93,844.67	90,135.06	(3,709.61)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	62.43	82.46	20.03	751.97	989.64	237.67	1,380.00
SECURITY GUARDHOUSE MAINT/REP	.00	48.71	48.71	336.41	451.98	115.57	720.00
SECURITY GUARDHOUSE CLEANING	240.32	240.32	.00	2,403.20	1,930.58	(472.62)	3,000.00
FLAG AND FLAGPOLE	293.41	37.89	(255.52)	907.84	729.07	(178.77)	1,080.00
TELEPHONES	240.58	515.62	275.04	4,854.40	3,477.15	(1,377.25)	8,880.00
ELECTRICITY	441.80	438.18	(3.62)	3,902.70	3,873.00	(29.70)	5,400.00
WATER/ WW	.00	1,636.23	1,636.23	6,705.95	7,057.34	351.39	9,000.00
CABLE	779.20	129.60	(649.60)	3,387.45	1,166.40	(2,221.05)	1,560.00
SECURITY GUARDHOUSE PEST CONT	.00	.00	.00	225.16	337.74	112.58	460.00
ROAD REPAIRS & MAINT	.00	.00	.00	7,887.56	.00	(7,887.56)	.00
NEWSLETTER & WELCOME PACKETS	.00	48.00	48.00	.00	444.00	444.00	432.00
SOCIAL EVENTS	150.86	.00	(150.86)	5,064.12	6,210.26	1,146.14	8,000.00
WEBSITE	172.95	110.00	(62.95)	1,556.55	1,535.55	(21.00)	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	25.00	.00	225.00	225.00	.00	420.00
SIGN AND SIGN MAINT	23.56	56.83	33.27	1,120.81	1,382.74	261.93	2,100.00
HOLIDAY DECORATIONS	.00	.00	.00	.00	2,413.74	2,413.74	4,500.00
CURB PAINTING	.00	.00	.00	(888.78)	.00	888.78	.00
FEDERAL INCOME TAX	.00	.00	.00	2,169.00	411.00	(1,758.00)	415.00
<b>TOTAL EXPENSES</b>	<b>35,416.76</b>	<b>29,930.64</b>	<b>(5,486.12)</b>	<b>347,687.04</b>	<b>302,731.23</b>	<b>(44,955.81)</b>	<b>455,303.00</b>
Current Year Net Income (loss)	(37,336.33)	(33,088.17)	(4,248.16)	121,837.25	133,351.40	(11,514.15)	.00

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