

FLINTROCK FALLS AT HURST CREEK

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

Period: 06/01/18 to 06/30/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
ASSESSMENT- GENERAL	.00	.00	.00	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)	(28,928.52)	(25,573.50)	(3,355.02)	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.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	4,400.00	3,600.00	800.00	7,200.00
NSF CHARGES	.00	.00	.00	50.00	.00	50.00	.00
LATE FEE INTEREST INCOME	355.10	.00	355.10	2,625.34	.00	2,625.34	.00
INTEREST INCOME	17.04	.00	17.04	271.24	.00	271.24	.00
LIEN/ATTORNEY ASSESSMENT REV	.00	.00	.00	7,978.31	.00	7,978.31	.00
HOUSE PLAN REVIEW FEES	.00	900.00	(900.00)	900.00	1,800.00	(900.00)	2,700.00
FENCE REVIEW FEES	.00	150.00	(150.00)	300.00	600.00	(300.00)	750.00
LANDSCAPE REVIEW FEES	.00	300.00	(300.00)	600.00	900.00	(300.00)	1,500.00
POOL REVIEW FEES	.00	300.00	(300.00)	600.00	1,200.00	(600.00)	1,800.00
OTHER PLAN REVIEW FEES	.00	225.00	(225.00)	449.45	1,350.00	(900.55)	2,700.00
INSPECTION FEE INCOME	.00	.00	.00	500.00	.00	500.00	.00
GATE OPENER INCOME	455.00	375.00	80.00	2,315.00	2,250.00	65.00	4,500.00
Subtotal Income	(3,394.28)	(1,412.25)	(1,982.03)	234,647.88	227,861.50	6,786.38	455,303.00
EXPENSES							
PROPERTY TAXES	.00	.00	.00	2,299.79	1,640.00	(659.79)	1,640.00
AUDIT	.00	1,500.00	1,500.00	.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	(15.00)	.00	15.00	10.00	.00	(10.00)	.00
INSURANCE - D & O	.00	.00	.00	1,421.00	1,800.00	379.00	1,800.00
INSURANCE - CLAIMS	1,152.86	.00	(1,152.86)	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	57.00	.00	(57.00)	6,679.00	6,800.00	121.00	6,800.00
LANDSCAPE - CONTRACT	7,246.08	7,788.00	541.92	43,476.48	46,728.00	3,251.52	93,456.00
LANDSCAPE - SUPPLIES & LABOR	.00	.00	.00	13,796.47	21,800.00	8,003.53	23,800.00
LANDSCAPE IRRIGATION REPAIRS	.00	900.00	900.00	2,737.38	5,400.00	2,662.62	10,800.00
LOT MOWING	.00	.00	.00	.00	450.00	450.00	900.00
LEGAL	177.00	2,000.00	1,823.00	4,614.51	6,000.00	1,385.49	10,000.00
FILING FEES/LIENS/VARIANCES	.00	30.00	30.00	.00	180.00	180.00	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	.00	.00	1,226.41	1,100.00	(126.41)	2,200.00
REPAIRS/MAINT - GENERAL	.00	50.00	50.00	4,102.57	300.00	(3,802.57)	600.00
LIGHTING & ELECTRIC	.00	135.00	135.00	1,598.27	810.00	(788.27)	1,620.00
GATE REPAIRS	.00	220.00	220.00	6,593.75	1,320.00	(5,273.75)	2,640.00
MISC. EXPENSE	.00	15.00	15.00	.00	90.00	90.00	180.00
MANAGEMENT CONTRACT EXPENSE	2,000.00	2,000.00	.00	12,421.67	12,000.00	(421.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	.00	.00	.00	250.00	150.00	(100.00)	300.00

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Period: 06/01/18 to 06/30/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
MANAGEMENT - PORTER SERVICE	151.55	305.00	153.45	1,667.05	1,830.00	162.95	3,660.00
PLAN REVIEWS/INSPECTIONS	.00	140.00	140.00	630.00	735.00	105.00	1,295.00
MONTHLY ARCH CONSULTING	3,000.00	1,500.00	(1,500.00)	12,000.00	9,000.00	(3,000.00)	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	.00	(50.00)	321.98	300.00	(21.98)	600.00
MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	400.00
PRINTING	22.90	55.00	32.10	257.26	625.00	367.74	1,055.00
GATE OPENER EXPENSE	.00	250.00	250.00	.00	1,500.00	1,500.00	3,000.00
RFID MAINT AGREEMENT	3,247.00	3,250.00	3.00	3,247.00	3,250.00	3.00	3,250.00
RFID MONTHLY CONTRACT	1,247.63	1,355.00	107.37	11,300.65	8,130.00	(3,170.65)	16,260.00
RFID OTHER EXPENSES	.00	.00	.00	270.63	.00	(270.63)	.00
POSTAGE & DELIVERY FEES	88.91	195.00	106.09	939.78	1,170.00	230.22	2,340.00
STORAGE	50.00	50.00	.00	300.00	300.00	.00	600.00
FENCE MAINT/REPAIRS	.00	50.00	50.00	.00	300.00	300.00	600.00
SECURITY CAMERAS	.00	.00	.00	.00	30,000.00	30,000.00	30,000.00
SECURITY CONTRACT	9,746.83	10,370.00	623.17	63,267.76	62,220.00	(1,047.76)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	104.65	115.00	10.35	503.20	690.00	186.80	1,380.00
SECURITY GUARDHOUSE MAINT/REP	.00	60.00	60.00	21.38	360.00	338.62	720.00
SECURITY GUARDHOUSE CLEANING	480.64	250.00	(230.64)	1,682.24	1,500.00	(182.24)	3,000.00
FLAG AND FLAGPOLE	.00	90.00	90.00	614.43	540.00	(74.43)	1,080.00
TELEPHONES	439.15	740.00	300.85	3,434.02	4,440.00	1,005.98	8,880.00
ELECTRICITY	414.45	450.00	35.55	2,545.90	2,700.00	154.10	5,400.00
WATER/ WW	1,128.04	750.00	(378.04)	3,722.81	4,500.00	777.19	9,000.00
CABLE	307.41	130.00	(177.41)	955.41	780.00	(175.41)	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	216.00	216.00	432.00
SOCIAL EVENTS	2,617.58	.00	(2,617.58)	4,913.26	4,000.00	(913.26)	8,000.00
WEBSITE	110.00	110.00	.00	1,037.70	1,030.00	(7.70)	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	35.00	10.00	150.00	210.00	60.00	420.00
SIGN AND SIGN MAINT	35.72	175.00	139.28	772.63	1,050.00	277.37	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
TOTAL EXPENSES	33,885.40	35,099.00	1,213.60	255,293.82	267,889.00	12,595.18	455,303.00
Current Year Net Income (loss)	(37,279.68)	(36,511.25)	(768.43)	(20,645.94)	(40,027.50)	19,381.56	.00