

FLINTROCK FALLS AT HURST CREEK

INCOME/EXPENSE STATEMENT

Period: 08/01/18 to 08/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
ASSESSMENT- GENERAL	510.54	.00	510.54	488,007.60	484,400.00	3,607.60	484,400.00
LESS CONTRIB TO RESERVE FUND	(4,821.42)	(4,262.25)	(559.17)	(38,571.36)	(34,098.00)	(4,473.36)	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.00	100.00	.00	100.00	.00
LOT CLEAN FEE INCOME	502.97	.00	502.97	(172.03)	675.00	(847.03)	900.00
INITIAL CONTRIBUTION INCOME*	1,200.00	600.00	600.00	6,400.00	4,800.00	1,600.00	7,200.00
NSF CHARGES	.00	.00	.00	75.00	.00	75.00	.00
LATE FEE INTEREST INCOME	(3,444.13)	.00	(3,444.13)	37.76	.00	37.76	.00
INTEREST INCOME	310.06	.00	310.06	639.13	.00	639.13	.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)	935.00	2,700.00	(1,765.00)	2,700.00
FENCE REVIEW FEES	.00	150.00	(150.00)	300.00	750.00	(450.00)	750.00
LANDSCAPE REVIEW FEES	.00	300.00	(300.00)	600.00	1,200.00	(600.00)	1,500.00
POOL REVIEW FEES	.00	300.00	(300.00)	600.00	1,500.00	(900.00)	1,800.00
OTHER PLAN REVIEW FEES	.00	225.00	(225.00)	899.45	1,800.00	(900.55)	2,700.00
INSPECTION FEE INCOME	.00	.00	.00	500.00	.00	500.00	.00
GATE OPENER INCOME	290.00	375.00	(85.00)	3,315.00	3,000.00	315.00	4,500.00
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Subtotal Income	(5,451.98)	(1,412.25)	(4,039.73)	471,643.86	466,727.00	4,916.86	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
BAD DEBT EXPENSE	16,077.66	.00	(16,077.66)	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	1,800.00	379.00	1,800.00
INSURANCE - CLAIMS	(23,541.71)	.00	23,541.71	5,371.78	.00	(5,371.78)	.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	57,968.64	62,304.00	4,335.36	93,456.00
LANDSCAPE - SUPPLIES & LABOR	.00	.00	.00	13,796.47	21,800.00	8,003.53	23,800.00
LANDSCAPE IRRIGATION REPAIRS	968.30	900.00	(68.30)	5,043.66	7,200.00	2,156.34	10,800.00
LOT MOWING	405.94	.00	(405.94)	405.94	675.00	269.06	900.00
LEGAL	45.00	.00	(45.00)	5,029.51	6,000.00	970.49	10,000.00
FILING FEES/LIENS/VARIANCES	.00	30.00	30.00	.00	240.00	240.00	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	1,650.00	423.59	2,200.00
REPAIRS/MAINT - GENERAL	.00	50.00	50.00	4,102.57	400.00	(3,702.57)	600.00
LIGHTING & ELECTRIC	.00	135.00	135.00	1,598.27	1,080.00	(518.27)	1,620.00
GATE REPAIRS	937.38	220.00	(717.38)	8,099.46	1,760.00	(6,339.46)	2,640.00
MISC. EXPENSE	.00	15.00	15.00	.00	120.00	120.00	180.00
MANAGEMENT CONTRACT EXPENSE	2,000.00	2,000.00	.00	16,021.67	16,000.00	(21.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	.00	.00	.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	2,273.25	2,440.00	166.75	3,660.00
PLAN REVIEWS/INSPECTIONS	70.00	140.00	70.00	770.00	1,015.00	245.00	1,295.00
MONTHLY ARCH CONSULTING	.00	1,500.00	1,500.00	12,000.00	12,000.00	.00	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	.00	(50.00)	421.98	450.00	28.02	600.00
MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	400.00
PRINTING	20.38	55.00	34.62	403.08	735.00	331.92	1,055.00
GATE OPENER EXPENSE	.00	250.00	250.00	.00	2,000.00	2,000.00	3,000.00
RFID MAINT AGREEMENT	781.65	.00	(781.65)	4,028.65	3,250.00	(778.65)	3,250.00
RFID MONTHLY CONTRACT	465.48	1,355.00	889.52	12,231.61	10,840.00	(1,391.61)	16,260.00
RFID OTHER EXPENSES	8,894.36	.00	(8,894.36)	9,164.99	.00	(9,164.99)	.00
POSTAGE & DELIVERY FEES	99.07	195.00	95.93	1,232.29	1,560.00	327.71	2,340.00
STORAGE	50.00	50.00	.00	400.00	400.00	.00	600.00
FENCE MAINT/REPAIRS	.00	50.00	50.00	.00	400.00	400.00	600.00
SECURITY CAMERAS	.00	.00	.00	.00	30,000.00	30,000.00	30,000.00
SECURITY CONTRACT	11,582.50	10,370.00	(1,212.50)	84,548.37	82,960.00	(1,588.37)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	69.69	115.00	45.31	689.54	920.00	230.46	1,380.00
SECURITY GUARDHOUSE MAINT/REP	177.53	60.00	(117.53)	336.41	480.00	143.59	720.00
SECURITY GUARDHOUSE CLEANING	240.32	250.00	9.68	2,162.88	2,000.00	(162.88)	3,000.00
FLAG AND FLAGPOLE	.00	90.00	90.00	614.43	720.00	105.57	1,080.00
TELEPHONES	576.45	740.00	163.55	4,613.82	5,920.00	1,306.18	8,880.00
ELECTRICITY	457.60	450.00	(7.60)	3,460.90	3,600.00	139.10	5,400.00
WATER/ WW	1,834.91	750.00	(1,084.91)	6,705.95	6,000.00	(705.95)	9,000.00
CABLE	765.57	130.00	(635.57)	2,608.25	1,040.00	(1,568.25)	1,560.00
SECURITY GUARDHOUSE PEST CONT	.00	115.00	115.00	225.16	345.00	119.84	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	288.00	288.00	432.00
SOCIAL EVENTS	.00	.00	.00	4,913.26	6,000.00	1,086.74	8,000.00
WEBSITE	172.95	110.00	(62.95)	1,383.60	1,435.00	51.40	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	35.00	10.00	200.00	280.00	80.00	420.00
SIGN AND SIGN MAINT	.00	175.00	175.00	1,097.25	1,400.00	302.75	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	30,775.21	28,464.00	(2,311.21)	312,270.28	327,862.00	15,591.72	455,303.00
Current Year Net Income (loss)	(36,227.19)	(29,876.25)	(6,350.94)	159,373.58	138,865.00	20,508.58	.00
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