

# FLINTROCK FALLS AT HURST CREEK

## INCOME/EXPENSE STATEMENT

Period: 11/01/18 to 11/30/18

\*\* 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	.00	.00	488,007.60	480,601.88	7,405.72	484,400.00
LESS CONTRIB TO RESERVE FUND	.00	(8,333.33)	8,333.33	(43,392.78)	(91,666.63)	48,273.85	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.00	125.00	50.00	75.00	.00
LOT CLEAN FEE INCOME	.00	1,250.00	(1,250.00)	(172.03)	1,250.02	(1,422.05)	900.00
INITIAL CONTRIBUTION INCOME*	200.00	400.00	(200.00)	8,400.00	8,000.00	400.00	7,200.00
NSF CHARGES	.00	.00	.00	75.00	.00	75.00	.00
LATE FEE INTEREST INCOME	114.26	228.13	(113.87)	317.33	3,371.39	(3,054.06)	.00
INTEREST INCOME	177.10	32.75	144.35	1,175.83	515.13	660.70	.00
LIEN/ATTORNEY ASSESSMENT REV	.00	.00	.00	8,023.31	7,633.16	390.15	.00
APPLICATION AND AC REVIEW FEE	.00	.00	.00	.00	(70.00)	70.00	.00
HOUSE PLAN REVIEW FEES	.00	.00	.00	2,700.00	3,670.00	(970.00)	2,700.00
FENCE REVIEW FEES	.00	150.00	(150.00)	450.00	750.00	(300.00)	750.00
LANDSCAPE REVIEW FEES	.00	900.00	(900.00)	600.00	2,605.00	(2,005.00)	1,500.00
POOL REVIEW FEES	.00	300.00	(300.00)	900.00	1,700.00	(800.00)	1,800.00
OTHER PLAN REVIEW FEES	.00	150.00	(150.00)	899.45	2,805.00	(1,905.55)	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	.00	725.00	(725.00)	3,800.00	4,295.00	(495.00)	4,500.00
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Subtotal Income	491.36	(4,197.45)	4,688.81	472,408.71	426,609.95	45,798.76	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	5,555.10	.00	(5,555.10)	21,376.88	.00	(21,376.88)	.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	79,706.88	79,706.88	.00	93,456.00
LANDSCAPE - SUPPLIES & LABOR	.00	.00	.00	27,321.23	9,871.87	(17,449.36)	23,800.00
LANDSCAPE IRRIGATION REPAIRS	554.78	716.15	161.37	5,997.08	8,742.51	2,745.43	10,800.00
LOT MOWING	202.97	676.56	473.59	608.91	676.56	67.65	900.00
LEGAL	658.00	382.00	(276.00)	6,945.51	18,647.22	11,701.71	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	3,000.00	.00	(3,000.00)	15,000.00
GATE MAINTENANCE	.00	.00	.00	1,551.17	.00	(1,551.17)	2,200.00
REPAIRS/MAINT - GENERAL	(17,744.00)	.00	17,744.00	7,350.07	151.14	(7,198.93)	600.00
LIGHTING & ELECTRIC	463.60	.00	(463.60)	2,061.87	1,069.64	(992.23)	1,620.00
GATE REPAIRS	1,200.00	531.07	(668.93)	9,299.46	12,795.80	3,496.34	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	1,916.84	(83.16)	22,021.67	22,000.00	(21.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	.00	50.00	50.00	450.00	250.00	(200.00)	300.00
MANAGEMENT - PORTER SERVICE	303.10	62.78	(240.32)	3,334.10	3,334.10	.00	3,660.00
PLAN REVIEWS/INSPECTIONS	35.00	.00	(35.00)	2,155.00	1,250.00	(905.00)	1,295.00
MONTHLY ARCH CONSULTING	6,000.00	.00	(6,000.00)	21,000.00	16,605.00	(4,395.00)	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	.00	(50.00)	601.74	600.00	(1.74)	600.00
MEETINGS EXPENSE	.00	120.00	120.00	.00	285.00	285.00	400.00
PRINTING	25.30	47.93	22.63	644.42	970.83	326.41	1,055.00
GATE OPENER EXPENSE	(28,513.05)	.00	28,513.05	1,255.70	3,973.14	2,717.44	3,000.00
RFID MAINT AGREEMENT	.00	.00	.00	4,028.65	3,247.50	(781.15)	3,250.00
RFID MONTHLY CONTRACT	1,933.73	465.48	(1,468.25)	15,412.47	11,815.41	(3,597.06)	16,260.00
RFID OTHER EXPENSES	.00	.00	.00	9,164.99	.00	(9,164.99)	.00
POSTAGE & DELIVERY FEES	109.14	300.62	191.48	1,927.23	2,225.05	297.82	2,340.00
STORAGE	50.00	50.00	.00	550.00	550.00	.00	600.00
FENCE MAINT/REPAIRS	.00	.00	.00	.00	.00	.00	600.00
SECURITY CAMERAS	.00	.00	.00	516.89	.00	(516.89)	30,000.00
SECURITY CONTRACT	11,277.35	9,348.46	(1,928.89)	123,198.36	111,266.52	(11,931.84)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	107.65	125.32	17.67	955.84	1,256.30	300.46	1,380.00
SECURITY GUARDHOUSE MAINT/REP	.00	.00	.00	336.41	451.98	115.57	720.00
SECURITY GUARDHOUSE CLEANING	240.32	232.30	(8.02)	2,883.84	2,403.20	(480.64)	3,000.00
FLAG AND FLAGPOLE	216.50	.00	(216.50)	1,178.47	986.71	(191.76)	1,080.00
TELEPHONES	683.88	306.11	(377.77)	6,224.07	4,333.94	(1,890.13)	8,880.00
ELECTRICITY	448.46	423.14	(25.32)	4,756.45	4,772.79	16.34	5,400.00
WATER/ WW	310.40	915.71	605.31	9,983.28	9,498.85	(484.43)	9,000.00
CABLE	455.11	259.20	(195.91)	4,297.67	1,425.60	(2,872.07)	1,560.00
SECURITY GUARDHOUSE PEST CONT	.00	112.58	112.58	225.16	450.32	225.16	460.00
ROAD REPAIRS & MAINT	.00	.00	.00	7,887.56	.00	(7,887.56)	.00
NEWSLETTER & WELCOME PACKETS	.00	24.00	24.00	.00	528.00	528.00	432.00
SOCIAL EVENTS	59.99	2,724.73	2,664.74	7,944.95	9,048.65	1,103.70	8,000.00
WEBSITE	172.95	110.00	(62.95)	1,902.45	1,944.40	41.95	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	25.00	.00	275.00	345.00	70.00	420.00
SIGN AND SIGN MAINT	.00	161.51	161.51	2,484.76	1,544.25	(940.51)	2,100.00
HOLIDAY DECORATIONS	.00	3,260.17	3,260.17	.00	5,673.91	5,673.91	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>(5,872.64)</b>	<b>30,593.74</b>	<b>36,466.38</b>	<b>451,798.86</b>	<b>367,177.45</b>	<b>(84,621.41)</b>	<b>455,303.00</b>
Current Year Net Income (loss)	6,364.00	(34,791.19)	41,155.19	20,609.85	59,432.50	(38,822.65)	.00

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