

FLINTROCK FALLS AT HURST CREEK

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INCOME/EXPENSE STATEMENT

Period: 12/01/18 to 12/31/18

** 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
INCOME:							
ASSESSMENT- GENERAL	.00	.00	.00	488,007.60	480,601.88	7,405.72	484,400.00
LESS CONTRIB TO RESERVE FUND	.00	(8,333.37)	8,333.37	(43,392.78)	(100,000.00)	56,607.22	(51,147.00)
COMPLIANCE OWNER CHARGES	.00	.00	.00	125.00	50.00	75.00	.00
LOT CLEAN FEE INCOME	250.00	.00	250.00	77.97	1,250.02	(1,172.05)	900.00
INITIAL CONTRIBUTION INCOME*	400.00	200.00	200.00	8,800.00	8,200.00	600.00	7,200.00
NSF CHARGES	.00	.00	.00	75.00	.00	75.00	.00
LATE FEE INTEREST INCOME	112.04	143.60	(31.56)	429.37	3,514.99	(3,085.62)	.00
INTEREST INCOME	172.28	31.59	140.69	1,348.11	546.72	801.39	.00
LIEN/ATTORNEY ASSESSMENT REV	.00	1,284.50	(1,284.50)	8,023.31	8,917.66	(894.35)	.00
APPLICATION AND AC REVIEW FEE	.00	.00	.00	.00	(70.00)	70.00	.00
HOUSE PLAN REVIEW FEES	900.00	900.00	.00	3,600.00	4,570.00	(970.00)	2,700.00
FENCE REVIEW FEES	.00	.00	.00	450.00	750.00	(300.00)	750.00
LANDSCAPE REVIEW FEES	500.00	.00	500.00	1,100.00	2,605.00	(1,505.00)	1,500.00
POOL REVIEW FEES	300.00	.00	300.00	1,200.00	1,700.00	(500.00)	1,800.00
OTHER PLAN REVIEW FEES	.00	150.00	(150.00)	899.45	2,955.00	(2,055.55)	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	136.61	260.00	(123.39)	3,936.61	4,555.00	(618.39)	4,500.00
Subtotal Income	2,770.93	(5,363.68)	8,134.61	475,179.64	421,246.27	53,933.37	455,303.00
EXPENSES							
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	(26,870.00)	.00	26,870.00	(5,493.12)	.00	5,493.12	.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	86,952.96	86,952.96	.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	.00	.00	.00	5,997.08	8,742.51	2,745.43	10,800.00
LOT MOWING	.00	1,082.50	1,082.50	608.91	1,759.06	1,150.15	900.00
LEGAL	798.00	2,458.50	1,660.50	7,743.51	21,105.72	13,362.21	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	.00	37.89	37.89	7,350.07	189.03	(7,161.04)	600.00
LIGHTING & ELECTRIC	.00	2,308.71	2,308.71	2,061.87	3,378.35	1,316.48	1,620.00
GATE REPAIRS	324.76	1,253.47	928.71	9,624.22	14,049.27	4,425.05	2,640.00
MISC. EXPENSE	.00	.00	.00	.00	111.76	111.76	180.00

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Period: 12/01/18 to 12/31/18

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

Description	Current	Same Period	Last Year	Year-To-Date	Year-To-Date	Last Year	Yearly
	Actual	Prior	Variance	Actual	Prior	Variance	Budget
MANAGEMENT CONTRACT EXPENSE	2,000.00	2,000.00	.00	24,021.67	24,000.00	(21.67)	24,000.00
MANAGEMENT-ADDITIONAL SERVICE	.00	238.32	238.32	450.00	488.32	38.32	300.00
MANAGEMENT - PORTER SERVICE	303.10	340.99	37.89	3,637.20	3,675.09	37.89	3,660.00
PLAN REVIEWS/INSPECTIONS	.00	315.00	315.00	2,155.00	1,565.00	(590.00)	1,295.00
MONTHLY ARCH CONSULTING	4,500.00	.00	(4,500.00)	25,500.00	16,605.00	(8,895.00)	18,000.00
OFFICE SUPPLIES & EXPENSES	50.00	.00	(50.00)	651.74	600.00	(51.74)	600.00
MEETINGS EXPENSE	.00	976.76	976.76	.00	1,261.76	1,261.76	400.00
PRINTING	1.66	21.96	20.30	646.08	992.79	346.71	1,055.00
GATE OPENER EXPENSE	.00	.00	.00	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	.00	465.48	465.48	15,412.47	12,280.89	(3,131.58)	16,260.00
RFID OTHER EXPENSES	.00	.00	.00	9,164.99	.00	(9,164.99)	.00
POSTAGE & DELIVERY FEES	6.31	155.56	149.25	1,933.54	2,380.61	447.07	2,340.00
STORAGE	50.00	50.00	.00	600.00	600.00	.00	600.00
FENCE MAINT/REPAIRS	.00	.00	.00	.00	.00	.00	600.00
SECURITY CAMERAS	28,371.95	.00	(28,371.95)	28,888.84	.00	(28,888.84)	30,000.00
SECURITY CONTRACT	11,056.20	9,590.94	(1,465.26)	134,254.56	120,857.46	(13,397.10)	124,440.00
SECURITY GUARDHOUSE SUPPLIES	43.72	84.88	41.16	999.56	1,341.18	341.62	1,380.00
SECURITY GUARDHOUSE MAINT/REP	.00	.00	.00	336.41	451.98	115.57	720.00
SECURITY GUARDHOUSE CLEANING	240.32	240.32	.00	3,124.16	2,643.52	(480.64)	3,000.00
FLAG AND FLAGPOLE	71.61	.00	(71.61)	1,250.08	986.71	(263.37)	1,080.00
TELEPHONES	683.88	281.63	(402.25)	6,907.95	4,615.57	(2,292.38)	8,880.00
ELECTRICITY	420.96	220.11	(200.85)	5,177.41	4,992.90	(184.51)	5,400.00
WATER/ WW	145.94	589.96	444.02	10,129.22	10,088.81	(40.41)	9,000.00
CABLE	456.95	129.60	(327.35)	4,754.62	1,555.20	(3,199.42)	1,560.00
SECURITY GUARDHOUSE PEST CONT	.00	.00	.00	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	552.00	552.00	432.00
SOCIAL EVENTS	.00	160.00	160.00	7,944.95	9,208.65	1,263.70	8,000.00
WEBSITE	172.95	376.97	204.02	2,075.40	2,321.37	245.97	2,060.00
ARCHITECTURAL REVIEW SOFTWARE	25.00	25.00	.00	300.00	370.00	70.00	420.00
SIGN AND SIGN MAINT	114.92	113.67	(1.25)	2,599.68	1,657.92	(941.76)	2,100.00
HOLIDAY DECORATIONS	3,876.69	.00	(3,876.69)	3,876.69	5,673.91	1,797.22	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
TOTAL EXPENSES	34,091.00	30,788.30	(3,302.70)	485,889.86	397,965.75	(87,924.11)	455,303.00
Current Year Net Income (loss)	(31,320.07)	(36,151.98)	4,831.91	(10,710.22)	23,280.52	(33,990.74)	.00