

FLINTROCK FALLS AT HURST CREEK

INCOME/EXPENSE STATEMENT

Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310-00	ASSESSMENT- GENERAL	(120.75)	.00	(120.75)	480,247.65	478,910.00	1,337.65	478,910.00
06316-00	LESS CONTRIB TO RESERV	(8,333.33)	(8,333.33)	.00	(66,666.64)	(66,666.64)	.00	(100,000.00)
06360-00	COMPLIANCE OWNER CHAF	.00	.00	.00	50.00	.00	50.00	.00
06361-00	LOT CLEAN FEE INCOME	.00	.00	.00	.02	1,350.00	(1,349.98)	1,800.00
06370-00	INITIAL CONTRIBUTION INC	1,400.00	400.00	1,000.00	6,000.00	3,200.00	2,800.00	4,800.00
06395-00	LATE FEE INTEREST INCOM	449.08	.00	449.08	2,570.58	.00	2,570.58	.00
06490-00	INTEREST INCOME	57.50	.00	57.50	387.16	.00	387.16	.00
06502-00	LIEN/ATTORNEY ASSESSME	809.70	.00	809.70	3,296.39	.00	3,296.39	.00
06600-00	APPLICATION AND AC REVIE	.00	.00	.00	(70.00)	.00	(70.00)	.00
06610-00	HOUSE PLAN REVIEW FEES	35.00	900.00	(865.00)	3,670.00	3,600.00	70.00	3,600.00
06615-00	FENCE REVIEW FEES	.00	150.00	(150.00)	600.00	750.00	(150.00)	750.00
06620-00	LANDSCAPE REVIEW FEES	105.00	300.00	(195.00)	1,405.00	1,800.00	(395.00)	2,100.00
06630-00	POOL REVIEW FEES	200.00	300.00	(100.00)	1,100.00	1,800.00	(700.00)	2,100.00
06640-00	OTHER PLAN REVIEW FEES	70.00	.00	70.00	2,320.00	450.00	1,870.00	600.00
06645-00	INSPECTION FEE INCOME	.00	.00	.00	100.00	.00	100.00	.00
06650-00	VARIANCE FEE	.00	.00	.00	1,000.00	.00	1,000.00	.00
06700-00	GATE OPENER INCOME	1,055.00	250.00	805.00	3,230.00	2,000.00	1,230.00	3,000.00
Subtotal Income		(4,272.80)	(6,033.33)	1,760.53	439,240.16	427,193.36	12,046.80	397,660.00
EXPENSES								
07005-00	PROPERTY TAXES	419.65	.00	(419.65)	1,637.82	1,260.00	(377.82)	1,260.00
07010-00	AUDIT	.00	.00	.00	.00	2,880.00	2,880.00	2,880.00
07011-00	ACCOUNTING SERVICES	.00	.00	.00	365.00	450.00	85.00	450.00
07030-00	BANK CHARGES & FEES	.00	10.00	10.00	.00	30.00	30.00	40.00
07130-00	INSURANCE - D & O	.00	.00	.00	1,421.00	1,800.00	379.00	1,800.00

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			Budget	Variance		Budget	Variance	
07132-00	INSURANCE - UMBRELLA	.00	.00	.00	1,750.00	2,400.00	650.00	2,400.00
07135-00	INSURANCE - G/L	.00	.00	.00	6,001.00	6,800.00	799.00	6,800.00
07150-00	LANDSCAPE - CONTRACT	7,246.08	7,246.09	.01	57,968.64	57,968.72	.08	86,953.08
07155-00	LANDSCAPE - SUPPLIES & L	9,203.42	.00	(9,203.42)	9,790.68	24,712.00	14,921.32	29,712.00
07160-00	LANDSCAPE IRRIGATION RE	1,658.84	900.00	(758.84)	6,650.68	7,200.00	549.32	10,800.00
07165-00	LOT MOWING	.00	.00	.00	.00	1,350.00	1,350.00	1,800.00
07170-00	LEGAL	972.20	.00	(972.20)	13,149.70	2,500.00	(10,649.70)	4,500.00
07171-00	FILING FEES/LIENS/VARIAN	.00	30.00	30.00	781.80	240.00	(541.80)	360.00
07184-00	REPAIRS/MAINT - GENERAL	15.76	50.00	34.24	151.14	400.00	248.86	600.00
07185-00	EQUIPMENT REPAIRS	.00	50.00	50.00	.00	400.00	400.00	600.00
07186-00	LIGHTING & ELECTRIC	614.22	140.00	(474.22)	1,069.64	3,120.00	2,050.36	3,680.00
07187-00	GATE REPAIRS	5,665.43	220.00	(5,445.43)	6,715.49	1,760.00	(4,955.49)	2,640.00
07190-00	MISC. EXPENSE	.00	30.00	30.00	111.76	240.00	128.24	360.00
07191-00	MANAGEMENT CONTRACT I	2,000.00	2,000.00	.00	16,083.16	16,000.00	(83.16)	24,000.00
07192-00	MANAGEMENT-ADDITIONAL	50.00	.00	(50.00)	100.00	200.00	100.00	300.00
07193-00	MANAGEMENT - PORTER SE	303.10	305.00	1.90	2,273.25	2,440.00	166.75	3,660.00
07196-00	PLAN REVIEWS/INSPECTIO	(430.00)	140.00	570.00	1,180.00	875.00	(305.00)	980.00
07197-00	MONTHLY ARCH CONSULTII	.00	1,500.00	1,500.00	13,500.00	12,000.00	(1,500.00)	18,000.00
07200-00	OFFICE SUPPLIES & EXPEN	.00	.00	.00	450.00	450.00	.00	600.00
07201-00	MEETINGS EXPENSE	.00	.00	.00	165.00	600.00	435.00	600.00
07202-00	PRINTING	18.75	55.00	36.25	911.73	440.00	(471.73)	660.00
07205-00	GATE OPENER EXPENSE	1,064.44	150.00	(914.44)	2,939.35	1,200.00	(1,739.35)	1,800.00
07210-00	RFID MAINT AGREEMENT	.00	.00	.00	3,247.50	3,250.00	2.50	3,250.00
07215-00	RFID MONTHLY CONTRACT	1,352.70	1,175.00	(177.70)	9,997.23	9,400.00	(597.23)	14,100.00
07220-00	POSTAGE & DELIVERY FEE	88.01	155.00	66.99	1,812.22	1,240.00	(572.22)	1,860.00

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07250-00	STORAGE	50.00	50.00	.00	400.00	400.00	.00	600.00
07260-00	FENCE MAINT/REPAIRS	.00	50.00	50.00	.00	400.00	400.00	600.00
07300-00	SECURITY CONTRACT	13,905.79	10,212.00	(3,693.79)	82,910.45	81,696.00	(1,214.45)	122,544.00
07310-00	SECURITY GUARDHOUSE S	74.63	150.00	75.37	907.18	1,200.00	292.82	1,800.00
07320-00	SECURITY GUARDHOUSE M	99.36	100.00	.64	403.27	800.00	396.73	1,200.00
07330-00	SECURITY GUARDHOUSE C	248.34	250.00	1.66	1,690.26	2,000.00	309.74	3,000.00
07335-00	FLAG AND FLAGPOLE	389.70	50.00	(339.70)	691.18	400.00	(291.18)	600.00
07340-00	TELEPHONES	529.32	330.00	(199.32)	2,961.53	2,640.00	(321.53)	3,960.00
07350-00	ELECTRICITY	406.55	540.00	133.45	3,434.82	4,320.00	885.18	6,480.00
07360-00	WATER/ WW	2,137.73	415.00	(1,722.73)	5,421.11	3,320.00	(2,101.11)	4,980.00
07365-00	CABLE	129.60	130.00	.40	1,036.80	1,040.00	3.20	1,560.00
07380-00	SECURITY GUARDHOUSE P	112.58	115.00	2.42	337.74	345.00	7.26	460.00
07420-00	STREET SWEEPING	.00	.00	.00	.00	700.00	700.00	1,050.00
07460-00	NEWSLETTER & WELCOME	108.00	250.00	142.00	396.00	2,000.00	1,604.00	3,000.00
07465-00	SOCIAL EVENTS	.00	.00	.00	6,210.26	5,000.00	(1,210.26)	8,000.00
07475-00	WEBSITE	110.00	110.00	.00	1,425.55	1,420.00	(5.55)	2,040.00
07480-00	ARCHITECTURAL REVIEW S	25.00	25.00	.00	200.00	200.00	.00	300.00
07500-00	SIGN AND SIGN MAINT	.00	350.00	350.00	1,325.91	2,800.00	1,474.09	4,200.00
07900-00	HOLIDAY DECORATIONS	.00	.00	.00	2,413.74	.00	(2,413.74)	3,500.00
09550-00	FEDERAL INCOME TAX	.00	.00	.00	411.00	305.00	(106.00)	305.00
TOTAL EXPENSES		48,569.20	27,283.09	(21,286.11)	272,800.59	274,591.72	1,791.13	397,624.08
Current Year Net Income (loss)		(52,842.00)	(33,316.42)	(19,525.58)	166,439.57	152,601.64	13,837.93	35.92

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