FLINTROCK FALLS AT HURST CREEK

INCOME/EXPENSE STATEMENT

Period: 02/01/16 to 02/29/16

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310-00(	ASSESSMENT- GENERAL	.00	.00	.00	236,977.90	234,575.00	2,402.90	472,810.00
06316-00(	LESS CONTRIB TO RESERV	(8,333.33)	(8,333.33)	.00	(16,666.66)	(16,666.66)	.00	(100,000.00)
06360-00(	COMPLIANCE OWNER CHAF	25.00	.00	25.00	75.00	.00	75.00	.00
06361-00(	LOT CLEAN FEE INCOME	.00	.00	.00	.00	450.00	(450.00)	1,800.00
06370-00(	INITIAL CONTRIBUTION INC(	200.00	200.00	.00	800.00	400.00	400.00	2,400.00
06395-00(	LATE FEE INTEREST INCOM	147.50	.00	147.50	776.52	.00	776.52	.00
06490-00(	INTEREST INCOME	78.20	.00	78.20	163.39	.00	163.39	.00
06600-00(	APPLICATION AND AC REVI	225.00	.00	225.00	225.00	.00	225.00	.00
06610-00(	HOUSE PLAN REVIEW FEES	900.00	900.00	.00	900.00	900.00	.00	5,400.00
06615-00(	FENCE REVIEW FEES	.00	150.00	(150.00)	.00	150.00	(150.00)	900.00
06620-00(	LANDSCAPE REVIEW FEES	600.00	300.00	300.00	600.00	300.00	300.00	2,100.00
06630-00(	POOL REVIEW FEES	300.00	300.00	.00	300.00	300.00	.00	2,100.00
06640-00(	OTHER PLAN REVIEW FEES	.00	.00	.00	300.00	.00	300.00	.00
06650-00(	VARIANCE FEE	.00	.00	.00	250.00	.00	250.00	.00
06700-00(	GATE OPENER INCOME	370.00	200.00	170.00	550.00	400.00	150.00	2,400.00
06902-00(	MISC. FEES & INCOME	.00	.00	.00	6.19	.00	6.19	.00
	Subtotal Income	(5,487.63)	(6,283.33)	795.70	225,257.34	220,808.34	4,449.00	389,910.00
				EXPENSES				
07005-00(	PROPERTY TAXES	.00	.00	.00	1,214.46	1,260.00	45.54	1,260.00
07010-00(	AUDIT	.00	.00	.00	.00	.00	.00	2,880.00
07011-00(	ACCOUNTING SERVICES	.00	450.00	450.00	.00	450.00	450.00	450.00
07030-00(	BANK CHARGES & FEES	.00	10.00	10.00	.00	20.00	20.00	120.00
07130-00(	INSURANCE - D & O	1,401.00	.00	(1,401.00)	1,401.00	1,815.00	414.00	1,815.00
07132-00(	INSURANCE - UMBRELLA	2,350.00	1,450.00	(900.00)	2,350.00	1,450.00	(900.00)	1,450.00

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07135-00(	INSURANCE - G/L	6,001.00	.00	(6,001.00)	6,001.00	6,800.00	799.00	6,800.00
07150-00(	LANDSCAPE - CONTRACT	6,594.42	6,595.00	.58	13,188.84	13,190.00	1.16	79,140.00
07155-00(	LANDSCAPE - SUPPLIES & L	6,095.56	.00	(6,095.56)	6,095.56	200.00	(5,895.56)	12,800.00
07160-00(	LANDSCAPE IRRIGATION RE	445.34	850.00	404.66	1,178.61	1,700.00	521.39	10,200.00
07165-00(	LOT MOWING	.00	.00	.00	.00	450.00	450.00	1,800.00
07170-00(	LEGAL	.00	.00	.00	.00	.00	.00	6,000.00
07171-00(	FILING FEES/LIENS/VARIAN(	.00	30.00	30.00	50.00	60.00	10.00	360.00
07184-00(	REPAIRS/MAINT - GENERAL	.00	50.00	50.00	.00	100.00	100.00	600.00
07185-00(	EQUIPMENT REPAIRS	.00	60.00	60.00	(399.75)	120.00	519.75	720.00
07186-00(	LIGHTING & ELECTRIC	1,045.25	100.00	(945.25)	1,045.25	200.00	(845.25)	1,200.00
07187-00(	GATE REPAIRS	.00	220.00	220.00	162.38	440.00	277.62	2,640.00
07190-00(	MISC. EXPENSE	.00	15.00	15.00	.00	30.00	30.00	180.00
07191-00(	MANAGEMENT CONTRACT E	2,000.00	2,000.00	.00	4,000.00	4,000.00	.00	24,000.00
07192-00(	MANAGEMENT-ADDITIONAL	.00	.00	.00	.00	50.00	50.00	300.00
07193-00(	MANAGEMENT - PORTER SE	303.10	305.00	1.90	606.20	610.00	3.80	3,660.00
07196-00(	PLAN REVIEWS/INSPECTIOI	105.00	140.00	35.00	(195.00)	140.00	335.00	910.00
07197-00(	MONTHLY ARCH CONSULTI	.00	1,500.00	1,500.00	.00	3,000.00	3,000.00	18,000.00
07200-00(	OFFICE SUPPLIES & EXPEN	.00	.00	.00	150.00	150.00	.00	600.00
07201-00(	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	400.00
07202-00(	PRINTING	65.87	10.00	(55.87)	72.01	20.00	(52.01)	510.00
07205-00(	GATE OPENER EXPENSE	.00	60.00	60.00	227.33	120.00	(107.33)	720.00
07210-00(	RFID MAINT AGREEMENT	.00	.00	.00	.00	.00	.00	3,250.00
07215-00(	RFID MONTHLY CONTRACT	1,098.87	1,100.00	1.13	1,732.26	2,200.00	467.74	13,200.00
07220-00(	POSTAGE & DELIVERY FEES	115.57	80.00	(35.57)	351.52	160.00	(191.52)	1,490.00
07250-00(	STORAGE	50.00	50.00	.00	100.00	100.00	.00	600.00

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07260-00(	FENCE MAINT/REPAIRS	.00	20.00	20.00	.00	40.00	40.00	240.00
07300-00(	SECURITY CONTRACT	11,399.34	9,902.00	(1,497.34)	20,241.32	19,804.00	(437.32)	118,824.00
07310-00(	SECURITY GUARDHOUSE S	58.63	165.00	106.37	148.39	330.00	181.61	1,980.00
07320-00(	SECURITY GUARDHOUSE M	.00	100.00	100.00	83.94	200.00	116.06	1,200.00
07330-00(	SECURITY GUARDHOUSE C	240.32	250.00	9.68	480.64	500.00	19.36	3,000.00
07335-00(	FLAG AND FLAGPOLE	.00	50.00	50.00	.00	100.00	100.00	600.00
07340-00(	TELEPHONES	320.53	320.00	(.53)	641.00	640.00	(1.00)	3,840.00
07350-00(	ELECTRICITY	315.12	560.00	244.88	813.70	1,120.00	306.30	6,720.00
07360-00(	WATER/ WW	215.03	350.00	134.97	480.68	700.00	219.32	4,200.00
07365-00(	CABLE	117.52	120.00	2.48	235.04	240.00	4.96	1,440.00
07380-00(	SECURITY GUARDHOUSE P	112.58	115.00	2.42	112.58	115.00	2.42	460.00
07420-00(	STREET SWEEPING	.00	.00	.00	.00	.00	.00	850.00
07460-00(	NEWSLETTER & WELCOME	24.00	387.00	363.00	60.00	774.00	714.00	4,644.00
07465-00(	SOCIAL EVENTS	.00	.00	.00	.00	.00	.00	12,000.00
07475-00(	WEBSITE	260.00	135.00	(125.00)	549.85	495.00	(54.85)	2,385.00
07480-00(	ARCHITECTURAL REVIEW S	25.00	25.00	.00	50.00	50.00	.00	300.00
07500-00(	SIGN AND SIGN MAINT	.00	150.00	150.00	.00	300.00	300.00	6,800.00
07900-00(	HOLIDAY DECORATIONS	.00	.00	.00	.00	.00	.00	3,500.00
	TOTAL EXPENSES	40,759.05	27,724.00	(13,035.05)	63,228.81	64,243.00	1,014.19	371,038.00
	Current Year Net Income (loss	(46,246.68)	(34,007.33)	(12,239.35)	162,028.53	156,565.34	5,463.19	18,872.00