

Income Statement Detail Monthly & YTD (RSM Standard)
NFFX0 Flintrock at Hurst Creek OPERATING
02/28/2019

FIRSTSERVICE RESIDENTIAL AUSTIN
7 LAKEWAY CENTRE COURT #102
Austin TX 78734

Feb Actual	Feb Budget	Feb Variance	Acct #	Description	YTD Actual	YTD Budget	YTD Variance	2019 Total Budget	2019 Budget Remaining
OPERATING FUND									
ASSESSMENTS									
0.00	0.00	0.00	40000	Assessment	244,335.00	246,165.00	(1,830.00)	492,330.00	(247,995.00)
200.00	0.00	200.00	41270	Capital Contribution Owner	200.00	0.00	200.00	0.00	200.00
200.00	0.00	200.00	41295	Working Capital Contribution *	200.00	0.00	200.00	0.00	200.00
\$400.00	\$0.00	\$400.00	TOTAL ASSESSMENTS		\$244,735.00	\$246,165.00	(\$1,430.00)	\$492,330.00	(\$247,595.00)
OTHER REVENUE									
0.00	300.00	(300.00)	42000	Access Devices	0.00	600.00	(600.00)	3,600.00	(3,600.00)
918.73	0.00	918.73	42035	Pool Keys Cards Fobs	918.73	0.00	918.73	0.00	918.73
300.00	500.00	(200.00)	42125	Architectural Review Fee	300.00	1,000.00	(700.00)	6,000.00	(5,700.00)
0.00	0.00	0.00	43120	Returned Items NSF Fee	15.00	0.00	15.00	0.00	15.00
0.00	0.00	0.00	43150	Violation Fees	0.00	225.00	(225.00)	900.00	(900.00)
169.66	25.00	144.66	44130	Interest Income Revenue	351.09	50.00	301.09	300.00	51.09
\$1,388.39	\$825.00	\$563.39	TOTAL OTHER REVENUE		\$1,584.82	\$1,875.00	(\$290.18)	\$10,800.00	(\$9,215.18)
\$1,788.39	\$825.00	\$963.39	TOTAL REVENUE		\$246,319.82	\$248,040.00	(\$1,720.18)	\$503,130.00	(\$256,810.18)
EXPENSES									
ADMINISTRATIVE									
0.00	125.00	125.00	50840	Meeting Expenses Annual	0.00	125.00	125.00	350.00	350.00
1,429.73	0.00	(1,429.73)	50910	Social Events	1,429.73	2,000.00	570.27	8,000.00	6,570.27
25.00	0.00	(25.00)	51105	Computer Software Expense	50.00	0.00	(50.00)	0.00	(50.00)
0.00	35.00	35.00	51120	Computer Software Subscription	0.00	70.00	70.00	420.00	420.00
172.95	1,730.00	1,557.05	51400	Website	1,745.90	3,420.00	1,674.10	5,820.00	4,074.10
616.64	100.00	(516.64)	52095	Postage	616.64	600.00	(16.64)	1,000.00	383.36
251.42	40.00	(211.42)	52105	Printing	251.42	390.00	138.58	790.00	538.58
50.00	0.00	(50.00)	52230	Supplies Office	100.00	150.00	50.00	600.00	500.00
50.00	50.00	0.00	52760	Storage	100.00	100.00	0.00	600.00	500.00
\$2,595.74	\$2,080.00	(\$515.74)	TOTAL ADMINISTRATIVE		\$4,293.69	\$6,855.00	\$2,561.31	\$17,580.00	\$13,286.31

INSURANCE & TAXES

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6,909.00	0.00	(6,909.00)	53000	Insurance	6,909.00	0.00	(6,909.00)	0.00	(6,909.00)
1,421.00	1,500.00	79.00	53080	Insurance Directors and Officers	1,421.00	1,500.00	79.00	1,500.00	79.00
0.00	7,000.00	7,000.00	53190	Insurance Property Liability	0.00	7,000.00	7,000.00	7,000.00	7,000.00
500.00	1,000.00	500.00	53220	Insurance Umbrella	500.00	1,000.00	500.00	1,000.00	500.00
0.00	0.00	0.00	54000	Property Taxes	1,660.78	2,300.00	639.22	2,300.00	639.22
0.00	0.00	0.00	54255	Taxes Income	0.00	0.00	0.00	2,000.00	2,000.00
\$8,830.00	\$9,500.00	\$670.00	TOTAL INSURANCE & TAXES		\$10,490.78	\$11,800.00	\$1,309.22	\$13,800.00	\$3,309.22
PROFESSIONAL FEES									
0.00	0.00	0.00	55005	Accounting Services	0.00	0.00	0.00	400.00	400.00
230.43	0.00	(230.43)	55046	Architectural Review	230.43	0.00	(230.43)	0.00	(230.43)
0.00	0.00	0.00	55065	Audit	0.00	0.00	0.00	1,500.00	1,500.00
350.00	0.00	(350.00)	55235	Legal Fees	645.00	2,000.00	1,355.00	10,000.00	9,355.00
0.00	30.00	30.00	55420	Legal Fees Doc Prep Filing	0.00	60.00	60.00	360.00	360.00
2,000.00	2,000.00	0.00	55570	Management Services	4,000.00	4,000.00	0.00	24,000.00	20,000.00
0.00	0.00	0.00	55572	Management Services Additional	0.00	50.00	50.00	300.00	300.00
0.00	1,500.00	1,500.00	55705	Professional Fees	0.00	3,000.00	3,000.00	18,000.00	18,000.00
\$2,580.43	\$3,530.00	\$949.57	TOTAL PROFESSIONAL FEES		\$4,875.43	\$9,110.00	\$4,234.57	\$54,560.00	\$49,684.57
UTILITIES									
396.66	450.00	53.34	59000	Electricity	792.26	900.00	107.74	5,400.00	4,607.74
456.95	0.00	(456.95)	59610	Cable	637.13	0.00	(637.13)	0.00	(637.13)
0.00	360.00	360.00	59630	Internet	0.00	720.00	720.00	4,320.00	4,320.00
0.00	130.00	130.00	59635	Internet Gatehouse	0.00	260.00	260.00	1,560.00	1,560.00
590.53	0.00	(590.53)	59660	Telephone	1,546.70	0.00	(1,546.70)	0.00	(1,546.70)
0.00	400.00	400.00	59665	Telephone Entry Gate	0.00	800.00	800.00	4,800.00	4,800.00
152.60	0.00	(152.60)	59800	Water Sewer	152.60	0.00	(152.60)	0.00	(152.60)
0.00	300.00	300.00	59985	Water Waste	0.00	700.00	700.00	11,800.00	11,800.00
\$1,596.74	\$1,640.00	\$43.26	TOTAL UTILITIES		\$3,128.69	\$3,380.00	\$251.31	\$27,880.00	\$24,751.31
BUILDING & GROUNDS									
0.00	150.00	150.00	60540	Signage	0.00	300.00	300.00	1,800.00	1,800.00
0.00	50.00	50.00	60855	Common Area Maintenance	0.00	100.00	100.00	600.00	600.00
0.00	15.00	15.00	60860	Common Area Miscellaneous	0.00	30.00	30.00	180.00	180.00

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0.00	0.00	0.00	60935	Entry Gates	0.00	550.00	550.00	2,200.00	2,200.00
315.11	90.00	(225.11)	61020	Flag Flagpole	315.11	180.00	(135.11)	1,080.00	764.89
7,246.08	7,600.00	353.92	61940	Landscaping	7,246.08	15,200.00	7,953.92	91,200.00	83,953.92
0.00	0.00	0.00	61960	Landscaping Maintenance	7,246.08	0.00	(7,246.08)	0.00	(7,246.08)
0.00	0.00	0.00	61980	Landscaping Projects	0.00	0.00	0.00	18,000.00	18,000.00
0.00	0.00	0.00	62025	Lawn Main/Irr/Common	0.00	225.00	225.00	900.00	900.00
0.00	0.00	0.00	63270	Holiday Decorations Service	0.00	0.00	0.00	4,500.00	4,500.00
0.00	115.00	115.00	63325	Pest Control Contract	0.00	115.00	115.00	460.00	460.00
\$7,561.19	\$8,020.00	\$458.81	TOTAL BUILDING & GROUNDS		\$14,807.27	\$16,700.00	\$1,892.73	\$120,920.00	\$106,112.73
MAINTENANCE & REPAIRS									
0.00	50.00	50.00	64870	Fence RM	0.00	100.00	100.00	600.00	600.00
593.00	750.00	157.00	64935	Irrigation RM	1,021.67	1,500.00	478.33	9,000.00	7,978.33
(250.00)	0.00	250.00	65955	Equipment RM	(250.00)	0.00	250.00	0.00	250.00
2,073.57	220.00	(1,853.57)	65995	Gate RM	4,338.57	440.00	(3,898.57)	2,640.00	(1,698.57)
0.00	305.00	305.00	66530	Cleaning Janitorial	0.00	610.00	610.00	3,660.00	3,660.00
0.00	250.00	250.00	66535	Cleaning Janitorial Service	0.00	500.00	500.00	3,000.00	3,000.00
0.00	140.00	140.00	66715	Inspections	0.00	140.00	140.00	1,295.00	1,295.00
0.00	150.00	150.00	67245	Lighting RM	0.00	300.00	300.00	1,800.00	1,800.00
197.26	115.00	(82.26)	67255	Supplies	197.26	230.00	32.74	1,380.00	1,182.74
0.00	60.00	60.00	67295	Supplies Cleaning	0.00	120.00	120.00	720.00	720.00
\$2,613.83	\$2,040.00	(\$573.83)	TOTAL REPAIR & MAINTENANCE		\$5,307.50	\$3,940.00	(\$1,367.50)	\$24,095.00	\$18,787.50
SECURITY & MONITORING									
(1,523.13)	250.00	1,773.13	68025	Access Cards Keys	(1,106.28)	500.00	1,606.28	3,000.00	4,106.28
10,296.20	13,000.00	2,703.80	69000	Security	10,296.20	26,000.00	15,703.80	156,000.00	145,703.80
12,253.22	1,354.00	(10,899.22)	69035	Security Monitoring Service	17,925.37	2,708.00	(15,217.37)	16,248.00	(1,677.37)
\$21,026.29	\$14,604.00	(\$6,422.29)	TOTAL SECURITY & MONITORING		\$27,115.29	\$29,208.00	\$2,092.71	\$175,248.00	\$148,132.71
CLUB GENERAL									
480.64	0.00	(480.64)	70910	Cleaning	480.64	0.00	(480.64)	0.00	(480.64)
\$480.64	\$0.00	(\$480.64)	TOTAL CLUB GENERAL		\$480.64	\$0.00	(\$480.64)	\$0.00	(\$480.64)

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\$480.64	\$0.00	(\$480.64)		TOTAL CLUB OPERATIONS	\$480.64	\$0.00	(\$480.64)	\$0.00	(\$480.64)
TRANSFERS									
6,353.92	6,353.92	0.00	77000	Reserve Transfers	12,707.84	12,707.84	0.00	76,247.00	63,539.16
\$6,353.92	\$6,353.92	\$0.00		TOTAL TRANSFERS	\$12,707.84	\$12,707.84	\$0.00	\$76,247.00	\$63,539.16
\$53,638.78	\$47,767.92	(\$5,870.86)		TOTAL OPERATING EXPENSES	\$83,207.13	\$93,700.84	\$10,493.71	\$510,330.00	\$427,122.87
(\$51,850.39)	(\$46,942.92)	(\$4,907.47)		NET OPERATING INCOME/(LOSS)	\$163,112.69	\$154,339.16	\$8,773.53	(\$7,200.00)	\$170,312.69
SPECIAL ASSESSMENT FUND									
\$0.00	\$0.00	\$0.00		NET SPECIAL ASMT INCOME/(LOSS)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RESERVE FUND									
\$0.00	\$0.00	\$0.00		TOTAL RESERVE REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00		TOTAL RESERVE EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00		NET RESERVE INCOME/(LOSS)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00