

Balance Sheet (RSM Standard)
NFFXZ Flintrock at Hurst Creek CONSOLIDATED ENTITY
02/28/2019

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

Current Month	Prior Month	Month	Account	Description	Current Year	Prior Year	Year
Feb	Jan	Inc / (Dec)			Feb	Feb	Inc / (Dec)
ASSETS							
OPERATING CASH							
705.99	17.62	688.37	10015 MOO1	Cash Checking MUTUAL OF OMAHA	705.99	0.00	705.99
144,155.91	163,789.52	(19,633.61)	10015 USB1	Cash Checking US BANK	144,155.91	0.00	144,155.91
\$144,861.90	\$163,807.14	(\$18,945.24)	TOTAL CASH		\$144,861.90	\$0.00	\$144,861.90
RESERVE CASH AND INVESTMENTS							
129,546.76	129,546.76	0.00	11010 FIR1	Reserve CD FIRSTRUST	129,546.76	0.00	129,546.76
233,377.11	233,377.11	0.00	11055 GRE1	Reserve Money Market GREEN BANK	233,377.11	0.00	233,377.11
68,104.62	68,083.73	20.89	11055 MOO1	Reserve Money Market MUTUAL OF OMAHA	68,104.62	0.00	68,104.62
426,989.05	426,291.32	697.73	11055 MOR1	Reserve Money Market MORGAN STANLEY	426,989.05	0.00	426,989.05
352.76	352.25	0.51	11055 STN1	Reserve Money Market STERLING NATIONAL BANK	352.76	0.00	352.76
13,107.84	6,353.92	6,753.92	11055 USB1	Reserve Money Market US BANK	13,107.84	0.00	13,107.84
\$871,478.14	\$864,005.09	\$7,473.05	TOTAL RESERVE CASH AND INVESTMENTS		\$871,478.14	\$0.00	\$871,478.14
OPERATING INVESTMENTS							
0.34	18,286.14	(18,285.80)	12250 MOO1	Operating Money Markets MUTUAL OF OMAHA	0.34	0.00	0.34
14.45	62,788.90	(62,774.45)	12360 MOO1	Security Deposit Construction MUTUAL OF OMAHA	14.45	0.00	14.45
101,093.47	100,948.17	145.30	12360 STN1	Security Deposit Construction STERLING NATIONAL BANK	101,093.47	0.00	101,093.47
39,538.90	0.00	39,538.90	12360 USB1	Security Deposit Construction US Bank	39,538.90	0.00	39,538.90
\$140,647.16	\$182,023.21	(\$41,376.05)	TOTAL OPERATING INVESTMENTS		\$140,647.16	\$0.00	\$140,647.16
ACCOUNTS RECEIVABLE							
33,941.66	44,155.16	(10,213.50)	13000	Accounts Receivable	33,941.66	0.00	33,941.66
854.24	854.24	0.00	13017	Accounts Receivable Late Fees	854.24	0.00	854.24
45.00	45.00	0.00	13018	Accounts Receivable Legal Chargeback	45.00	0.00	45.00
(80.00)	(80.00)	0.00	13023	Accounts Receivable Misc Charges	(80.00)	0.00	(80.00)
452.97	452.97	0.00	13048	Accounts Receivable Lot Cleanup Fee	452.97	0.00	452.97
225.00	225.00	0.00	13055	Accounts Receivable Other Misc Fees	225.00	0.00	225.00
25.00	25.00	0.00	13068	Accounts Receivable Violation Fees	25.00	0.00	25.00
\$35,463.87	\$45,677.37	(\$10,213.50)	TOTAL ACCOUNTS RECEIVABLE		\$35,463.87	\$0.00	\$35,463.87
FIXED ASSETS							

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26,150.00	26,150.00	0.00	16025	Building & Gate Improvements	26,150.00	0.00	26,150.00
3,381.00	3,381.00	0.00	16130	Plant, Property, & Equipment	3,381.00	0.00	3,381.00
24,278.24	25,433.51	(1,155.27)	16205	Inventory - Transponders	24,278.24	0.00	24,278.24
(26,074.00)	(26,074.00)	0.00	16705	Accumulated Depreciation	(26,074.00)	0.00	(26,074.00)
\$27,735.24	\$28,890.51	(\$1,155.27)	TOTAL FIXED ASSETS		\$27,735.24	\$0.00	\$27,735.24
\$1,220,186.31	\$1,284,403.32	(\$64,217.01)	TOTAL ASSETS		\$1,220,186.31	\$0.00	\$1,220,186.31
LIABILITIES							
ACCOUNTS PAYABLE							
1,336.23	0.00	1,336.23	20000	Accounts Payable	1,336.23	0.00	1,336.23
84,000.00	99,000.00	(15,000.00)	20160	Construction Deposits	84,000.00	0.00	84,000.00
2,250.00	3,000.00	(750.00)	20161	Deposits Fence	2,250.00	0.00	2,250.00
12,000.00	15,000.00	(3,000.00)	20162	Deposits Landscape	12,000.00	0.00	12,000.00
11,000.00	12,000.00	(1,000.00)	20163	Deposits Pool	11,000.00	0.00	11,000.00
21,000.00	21,000.00	0.00	20164	Deposits Propane	21,000.00	0.00	21,000.00
10,750.00	12,750.00	(2,000.00)	20165	Deposits Other	10,750.00	0.00	10,750.00
\$142,336.23	\$162,750.00	(\$20,413.77)	TOTAL ACCOUNTS PAYABLE		\$142,336.23	\$0.00	\$142,336.23
PREPAID ASSESSMENTS							
20,069.34	19,495.24	574.10	23000	Prepaid Assessments	20,069.34	0.00	20,069.34
\$20,069.34	\$19,495.24	\$574.10	TOTAL PREPAID ASSESSMENTS		\$20,069.34	\$0.00	\$20,069.34
\$162,405.57	\$182,245.24	(\$19,839.67)	TOTAL LIABILITIES		\$162,405.57	\$0.00	\$162,405.57
OWNERS EQUITY							
OPERATING FUND BALANCE							
40,088.51	40,088.51	0.00	30060	Capital Contribution	40,088.51	0.00	40,088.51
4,482.40	4,482.40	0.00	30260	Fund Balance Operating	4,482.40	0.00	4,482.40
\$167,909.00	\$212,286.34	(\$44,377.34)	NET INCOME (LOSS)		\$167,909.00	\$0.00	\$167,909.00

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\$212,479.91	\$256,857.25	(\$44,377.34)		TOTAL OPERATING FUND BALANCE	\$212,479.91	\$0.00	\$212,479.91
RESERVE FUND BALANCE							
845,300.83	845,300.83	0.00	30290	Fund Balance Reserve	845,300.83	0.00	845,300.83
\$845,300.83	\$845,300.83	\$0.00		TOTAL RESERVE FUND BALANCE	\$845,300.83	\$0.00	\$845,300.83
\$1,057,780.74	\$1,102,158.08	(\$44,377.34)		TOTAL OWNERS EQUITY	\$1,057,780.74	\$0.00	\$1,057,780.74
\$1,220,186.31	\$1,284,403.32	(\$64,217.01)		TOTAL LIABILITIES AND EQUITY	\$1,220,186.31	\$0.00	\$1,220,186.31