

Flintrock at Hurst Creek Property Owners' Association
Statement of Revenues, Expenses and Changes in Fund Balances (Accrual)

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	(3) Common Property Fund	All Funds
	Year To Date	Year To Date	Year To Date	Year To Date
	12/31/19	12/31/19	12/31/19	12/31/19
	Actual	Actual	Actual	Actual
REVENUES				
Assessments	426,352	120,953	0	547,305
Other Income	96,441	11,984	0	108,425
TOTAL REVENUES	522,793	132,936	0	655,730
EXPENSES				
Operating Expenses				
Direct Operating Expenses				
Electricity	5,379	0	0	5,379
Landscape Maintenance	112,579	0	0	112,579
Repairs and Maintenance	83,240	0	0	83,240
Security and Patrols	208,399	0	0	208,399
Exterminating	480	0	0	480
Tax	4,042	0	0	4,042
Telephone	7,814	0	0	7,814
Water and Wastewater	11,376	0	0	11,376
Total Direct Operating Expenses	433,309	0	0	433,309
General and Administrative Expenses				
Professional Fees	17,230	0	0	17,230
Bad Debts	3,765	0	0	3,765
Collection Expense	561	0	0	561
Homeowner Activities	9,291	0	0	9,291
Homeowner Communications	5,614	0	0	5,614
Insurance	9,775	0	0	9,775
Management Fee	19,142	0	0	19,142
Administration	12,027	0	0	12,027
Compensation	12,080	0	0	12,080
Total General and Administrative Expenses	89,484	0	0	89,484
Total Operating Expenses	522,793	0	0	522,793
Depreciation	0	0	0	0
TOTAL EXPENSES	522,793	0	0	522,793
NET SURPLUS (DEFICIT)	0	132,936	0	132,936
BEGINNING FUND BALANCES	67,264	845,301	0	912,565
Fund Transfers	5,632	(5,632)	0	0
ENDING FUND BALANCES	\$ 72,896	\$ 972,605	\$ 0	\$ 1,045,501

Unaudited