

# **Flintrock at Hurst Creek Property Owners' Association**

## **Detailed Balance Sheet**

*(Amounts rounded to nearest dollar)*

|                                      | (1) Operating Fund  | (2) Replacement Fund | (3) Common Property Fund | All Funds           |
|--------------------------------------|---------------------|----------------------|--------------------------|---------------------|
|                                      | As of<br>07/31/2020 | As of<br>07/31/2020  | As of<br>07/31/2020      | As of<br>07/31/2020 |
|                                      | Actual              | Actual               | Actual                   | Actual              |
| <b>ASSETS</b>                        |                     |                      |                          |                     |
| Current Assets                       |                     |                      |                          |                     |
| Cash - Operating Fund                | 384,540             | 0                    | 0                        | 384,540             |
| Cash - Petty Cash                    | 856                 | 0                    | 0                        | 856                 |
| Cash - Replacement Fund              | 0                   | 126,038              | 0                        | 126,038             |
| Cash - Replacement Fund Frost Bank   | 0                   | 35,476               | 0                        | 35,476              |
| Cash - Fidelity MMKT                 | 0                   | 1,723                | 0                        | 1,723               |
| CD - Replacement Fund CD             | 0                   | 864,547              | 0                        | 864,547             |
| Accrued Interest                     | 0                   | 3,426                | 0                        | 3,426               |
| Accounts Receivable                  | 54,986              | 0                    | 0                        | 54,986              |
| Accounts Receivable - Other          | 1,689               | 0                    | 0                        | 1,689               |
| Allowance for Bad Debts              | (4,400)             | 0                    | 0                        | (4,400)             |
| Prepaid Expenses                     | 283                 | 0                    | 0                        | 283                 |
| Prepaid Insurance                    | 3,273               | 0                    | 0                        | 3,273               |
| Interfund Assets (Liabilities)       | (1,200)             | 1,200                | 0                        | 0                   |
| <b>Total Current Assets</b>          | <b>440,027</b>      | <b>1,032,410</b>     | <b>0</b>                 | <b>1,472,437</b>    |
| Fixed Assets                         |                     |                      |                          |                     |
| Land and Facilities                  | 0                   | 0                    | 3,381                    | 3,381               |
| Accumulated Depreciation             | 0                   | 0                    | (3,381)                  | (3,381)             |
| <b>Total Fixed Assets</b>            | <b>0</b>            | <b>0</b>             | <b>0</b>                 | <b>0</b>            |
| Other Assets                         |                     |                      |                          |                     |
| Other Assets                         | 20,658              | 0                    | 0                        | 20,658              |
| <b>Total Other Assets</b>            | <b>20,658</b>       | <b>0</b>             | <b>0</b>                 | <b>20,658</b>       |
| <b>TOTAL ASSETS</b>                  | <b>460,685</b>      | <b>1,032,410</b>     | <b>0</b>                 | <b>1,493,095</b>    |
| <b>LIABILITIES AND FUND BALANCES</b> |                     |                      |                          |                     |
| LIABILITIES                          |                     |                      |                          |                     |
| Current Liabilities                  |                     |                      |                          |                     |
| Accounts Payable                     | 4,313               | 0                    | 0                        | 4,313               |
| Prepaid Assessments                  | 3,647               | 0                    | 0                        | 3,647               |
| Deferred Assessments                 | 239,142             | 0                    | 0                        | 239,142             |
| Other Accrued Expenses               | 24,815              | 0                    | 0                        | 24,815              |
| Payable to Management Company        | 310                 | 0                    | 0                        | 310                 |
| Other Deposits                       | 10,750              | 0                    | 0                        | 10,750              |
| Construction Deposits                | 55,000              | 0                    | 0                        | 55,000              |
| Landscape Deposits                   | 2,000               | 0                    | 0                        | 2,000               |
| Pool Deposits                        | 9,000               | 0                    | 0                        | 9,000               |
| Fence Deposits                       | 3,250               | 0                    | 0                        | 3,250               |
| Propane Deposits                     | 7,500               | 0                    | 0                        | 7,500               |

Unaudited

|                                            |                |                  |          |                  |
|--------------------------------------------|----------------|------------------|----------|------------------|
| Total Current Liabilities                  | 359,727        | 0                | 0        | 359,727          |
| <b>TOTAL LIABILITIES</b>                   | <b>359,727</b> | <b>0</b>         | <b>0</b> | <b>359,727</b>   |
| <b>FUND BALANCES</b>                       |                |                  |          |                  |
| Fund Transfers                             | 5,632          | (5,632)          | 0        | 0                |
| Prior Years Surplus (Deficit)              | 41,114         | 978,237          | 0        | 1,019,351        |
| YTD Net Surplus (Deficit)                  | 54,211         | 59,806           | 0        | 114,017          |
| <b>TOTAL FUND BALANCES</b>                 | <b>100,958</b> | <b>1,032,410</b> | <b>0</b> | <b>1,133,368</b> |
| <b>TOTAL LIABILITIES AND FUND BALANCES</b> | <b>460,685</b> | <b>1,032,410</b> | <b>0</b> | <b>1,493,095</b> |