

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	As of	As of	As of
	12/31/2020	12/31/2020	12/31/2020	12/31/2020
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	264,291	0	0	264,291
Cash - Petty Cash	2,003	0	0	2,003
Cash - Replacement Fund	0	28,689	0	28,689
Cash - Replacement Fund Frost Bank	0	121,718	0	121,718
Cash - Fidelity MMKT	0	251,323	0	251,323
CD - Replacement Fund CD	0	374,547	0	374,547
Accrued Interest	0	600	0	600
Accounts Receivable	16,349	0	0	16,349
Accounts Receivable - Other	1,689	0	0	1,689
Allowance for Bad Debts	(4,500)	0	0	(4,500)
Prepaid Expenses	81	0	0	81
Prepaid Insurance	1,335	0	0	1,335
Total Current Assets	281,248	776,877	0	1,058,125
Fixed Assets				
Land and Facilities	0	0	3,381	3,381
Accumulated Depreciation	0	0	(3,381)	(3,381)
Total Fixed Assets	0	0	0	0
Other Assets				
Other Assets	19,181	0	0	19,181
Total Other Assets	19,181	0	0	19,181
TOTAL ASSETS	300,429	776,877	0	1,077,306
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	40,789	0	0	40,789
Prepaid Assessments	70,735	0	0	70,735
Other Accrued Expenses	5,070	0	0	5,070
Payable to Management Company	(4,752)	0	0	(4,752)
Other Deposits	10,750	0	0	10,750
Construction Deposits	51,000	0	0	51,000
Landscape Deposits	1,000	0	0	1,000
Pool Deposits	9,000	0	0	9,000
Fence Deposits	3,250	0	0	3,250
Propane Deposits	7,500	0	0	7,500
Total Current Liabilities	194,341	0	0	194,341
TOTAL LIABILITIES	194,341	0	0	194,341

Unaudited

FUND BALANCES				
Fund Transfers	5,632	(5,632)	0	0
Prior Years Surplus (Deficit)	41,114	978,237	0	1,019,351
YTD Net Surplus (Deficit)	59,341	(195,728)	0	(136,386)
TOTAL FUND BALANCES	106,088	776,877	0	882,965
TOTAL LIABILITIES AND FUND BALANCES	300,429	776,877	0	1,077,306