

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 12/31/2021 | As of 12/31/2021 | As of 12/31/2021 | As of 12/31/2021 |
| | <u>Actual</u> | <u>Actual</u> | <u>Actual</u> | <u>Actual</u> |
| ASSETS | | | | |
| Current Assets | | | | |
| Cash - Operating Fund | 392,863 | 0 | 0 | 392,863 |
| Cash - Petty Cash | 2,272 | 0 | 0 | 2,272 |
| Cash - Replacement Fund | 0 | 38,428 | 0 | 38,428 |
| Cash - Replacement Fund Frost Bank | 0 | 121,743 | 0 | 121,743 |
| Cash - Fidelity MMKT | 0 | 497,024 | 0 | 497,024 |
| CD - Replacement Fund CD | 0 | 136,492 | 0 | 136,492 |
| Accounts Receivable | 9,199 | 0 | 0 | 9,199 |
| Prepaid Expenses | 1,671 | 0 | 0 | 1,671 |
| Prepaid Insurance | 2,321 | 0 | 0 | 2,321 |
| Total Current Assets | 408,326 | 793,687 | 0 | 1,202,013 |
| 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 | 18,805 | 0 | 0 | 18,805 |
| Total Other Assets | 18,805 | 0 | 0 | 18,805 |
| TOTAL ASSETS | 427,131 | 793,687 | 0 | 1,220,818 |
| LIABILITIES AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Current Liabilities | | | | |
| Accounts Payable | 35,251 | 0 | 0 | 35,251 |
| Prepaid Assessments | 177,103 | 0 | 0 | 177,103 |
| Other Current Liabilities | 2,500 | 0 | 0 | 2,500 |
| Other Accrued Expenses | 4,216 | 0 | 0 | 4,216 |
| Other Deposits | 10,750 | 0 | 0 | 10,750 |
| Construction Deposits | 82,000 | 0 | 0 | 82,000 |
| Landscape Deposits | 2,000 | 0 | 0 | 2,000 |
| Pool Deposits | 11,000 | 0 | 0 | 11,000 |
| Fence Deposits | 4,250 | 0 | 0 | 4,250 |
| Propane Deposits | 16,500 | 0 | 0 | 16,500 |
| Total Current Liabilities | 345,571 | 0 | 0 | 345,571 |
| TOTAL LIABILITIES | 345,571 | 0 | 0 | 345,571 |
| FUND BALANCES | | | | |
| Prior Years Surplus (Deficit) | 106,088 | 776,877 | 0 | 882,965 |

Unaudited

| | | | | |
|--|-----------------------|-----------------------|-----------------|-------------------------|
| YTD Net Surplus (Deficit) | <u>(24,527)</u> | <u>16,810</u> | <u>0</u> | <u>(7,718)</u> |
| TOTAL FUND BALANCES | <u>81,560</u> | <u>793,687</u> | <u>0</u> | <u>875,247</u> |
| TOTAL LIABILITIES AND FUND BALANCES | <u>427,131</u> | <u>793,687</u> | <u>0</u> | <u>1,220,818</u> |