

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 |
| | 01/31/2021 | 01/31/2021 | 01/31/2021 | 01/31/2021 |
| | Actual | Actual | Actual | Actual |
| ASSETS | | | | |
| Current Assets | | | | |
| Cash - Operating Fund | 405,946 | 0 | 0 | 405,946 |
| Cash - Petty Cash | 1,832 | 0 | 0 | 1,832 |
| Cash - Replacement Fund | 0 | 28,690 | 0 | 28,690 |
| Cash - Replacement Fund Frost Bank | 0 | 121,720 | 0 | 121,720 |
| Cash - Fidelity MMKT | 0 | 251,658 | 0 | 251,658 |
| CD - Replacement Fund CD | 0 | 374,547 | 0 | 374,547 |
| Accrued Interest | 0 | 294 | 0 | 294 |
| Accounts Receivable | 65,412 | 0 | 0 | 65,412 |
| Accounts Receivable - Other | 2,005 | 0 | 0 | 2,005 |
| Allowance for Bad Debts | (5,200) | 0 | 0 | (5,200) |
| Prepaid Expenses | 40 | 0 | 0 | 40 |
| Prepaid Insurance | 2,249 | 0 | 0 | 2,249 |
| Interfund Assets (Liabilities) | (5,051) | 5,051 | 0 | 0 |
| Total Current Assets | 467,234 | 781,960 | 0 | 1,249,194 |
| 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 | 486,415 | 781,960 | 0 | 1,268,375 |
| LIABILITIES AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Current Liabilities | | | | |
| Accounts Payable | 11,455 | 0 | 0 | 11,455 |
| Prepaid Assessments | 4,536 | 0 | 0 | 4,536 |
| Deferred Assessments | 239,733 | 0 | 0 | 239,733 |
| Other Accrued Expenses | 17,514 | 0 | 0 | 17,514 |
| Other Deposits | 10,750 | 0 | 0 | 10,750 |
| Construction Deposits | 58,000 | 0 | 0 | 58,000 |
| 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 | 9,000 | 0 | 0 | 9,000 |
| Total Current Liabilities | 364,237 | 0 | 0 | 364,237 |

Unaudited

| | | | | |
|--|----------------|----------------|----------|------------------|
| TOTAL LIABILITIES | 364,237 | 0 | 0 | 364,237 |
| FUND BALANCES | | | | |
| Fund Transfers | 5,632 | (5,632) | 0 | 0 |
| Prior Years Surplus (Deficit) | 100,455 | 782,509 | 0 | 882,965 |
| YTD Net Surplus (Deficit) | 16,090 | 5,083 | 0 | 21,173 |
| TOTAL FUND BALANCES | 122,177 | 781,960 | 0 | 904,137 |
| TOTAL LIABILITIES AND FUND BALANCES | 486,415 | 781,960 | 0 | 1,268,375 |