

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending Dec. 31, 2017

| | Operating Fund | | Restricted Funds | | Total |
|--|---------------------|----------------------|-------------------|---------------------|---------------------|
| | Current Operations | Special Designations | Capital Fund | Reserve Fund | |
| ASSETS | | | | | |
| Current Assets | | | | | |
| Cash | \$ 310,910 | \$ - | \$ - | \$ 323,601 | \$ 634,511 |
| Short-Term Investments | \$ 892,504 | | | \$ 815,491 | \$ 1,707,995 |
| Accounts Receivable (less Allowance for Doubtful Accounts) | \$ 33,910 | | | \$ 6,213 | \$ 40,122 |
| Interfund Balance | 375 | | | (375) | - |
| Prepaid Expenses | \$ 33,539 | | | | \$ 33,539 |
| Total Current Assets | \$ 1,271,238 | \$ - | \$ - | \$ 1,144,929 | \$ 2,416,168 |
| Other Assets | | | | | |
| Long-Term Investments | \$ - | - | - | \$ 924,685 | \$ 924,685 |
| Refundable Deposits | \$ 2,000 | - | - | - | \$ 2,000 |
| Total Other Assets | \$ 2,000 | \$ - | \$ - | \$ 924,685 | \$ 926,685 |
| Fixed Assets | | | | | |
| Property & Equipment | | | 3,153,189 | | 3,153,189 |
| Accumulated Depreciation | | | (2,378,877) | | (2,378,877) |
| Total Fixed Assets | - | - | 774,312 | - | 774,312 |
| TOTAL ASSETS | \$ 1,273,239 | \$ - | \$ 774,312 | \$ 2,069,615 | \$ 4,117,165 |
| LIABILITIES & FUND BALANCES | | | | | |
| Current Liabilities | | | | | |
| Accounts Payable - Operating | \$ 38,361 | | | | \$ 38,361 |
| Accounts Payable - Reserves | | | | \$ 1,810 | \$ 1,810 |
| Unearned Income | \$ - | | | | \$ - |
| Payroll Expenses Payable | \$ 20,889 | | | | \$ 20,889 |
| Accrued Payroll | \$ 20,397 | | | | \$ 20,397 |
| Income Taxes Payable | \$ 60 | | | | \$ 60 |
| Accrued Expenses | \$ 4,748 | | | | \$ 4,748 |
| Prepaid Owner Assessments | \$ 490,859 | | | | \$ 490,859 |
| Total Current Liabilities | \$ 575,312 | \$ - | \$ - | \$ 1,810 | \$ 577,122 |
| Fund Balances | | | | | |
| Fund Balance, Beginning of Year | \$ 912,233 | | \$ 695,464 | \$ 2,009,501 | \$ 3,617,198 |
| Fund Expenditures | \$ (155,523) | \$ 155,523 | | \$ (173,598) | \$ (173,598) |
| Current Year Net Income | \$ 153,017 | \$ (155,523) | - | | \$ (2,506) |
| Fund Allocation, Interest, Other | \$ (211,800) | | | \$ 231,901 | \$ 20,101 |
| Interfund Balance | | | \$ 78,848 | | \$ 78,848 |
| Capitalized Fixed Asset Transfer | | | | | \$ - |
| Total Fund Balance | \$ 697,927 | \$ - | \$ 774,312 | \$ 2,067,804 | \$ 3,540,043 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,273,239 | \$ - | \$ 774,312 | \$ 2,069,615 | \$ 4,117,165 |

| Reserve Fund Activity: Dec. 2017 | |
|---|---------------------|
| Ending Balance Nov. 30, 2017 | \$ 2,047,780 |
| Dec. Contribution | \$ 17,650 |
| Dec. Interest | \$ 4,560 |
| Dec. Expenditures | \$ (2,185) |
| Reserve Fund Balance Dec. 31, 2017 | \$ 2,067,804 |

The M.P.R. Homeowners Association
Statement of Revenues and Expenses - Unaudited Draft
For the Month Ending Dec. 31, 2017

| | <u>Current Period</u> | | <u>Year-to-Date</u> | | <u>Annual</u> |
|---|-----------------------|--------------------|---------------------|---------------------|---------------------|
| | <u>Actual</u> | <u>Budget</u> | <u>Actual</u> | <u>Budget</u> | <u>Budget</u> |
| OPERATING REVENUES | | | | | |
| Assessments Income | 174,956 | 174,956 | 2,099,475 | 2,099,475 | 2,099,475 |
| Fees and Reimbursed Expenses | 6,111 | 10,833 | 183,442 | 157,000 | 157,000 |
| Investment Income | 482 | 150 | 6,722 | 3,500 | 3,500 |
| Other | 0 | 0 | 750 | 0 | 0 |
| TOTAL REVENUES | 181,549 | 185,940 | 2,290,389 | 2,259,975 | 2,259,975 |
| OPERATING EXPENSES | | | | | |
| Common Areas | 107,474 | 77,780 | 1,028,747 | 1,030,560 | 1,030,560 |
| Recreation Centers | 19,298 | 26,242 | 249,629 | 289,000 | 289,000 |
| Lakes | 600 | 1,250 | 13,795 | 19,300 | 19,300 |
| General Maintenance | 18,702 | 19,483 | 171,127 | 206,000 | 206,000 |
| Administration | 59,989 | 67,622 | 674,058 | 750,800 | 750,800 |
| Special Projects | 0 | 0 | 0 | 16,000 | 16,000 |
| TOTAL OPERATING EXPENSES | 206,064 | 192,377 | 2,137,356 | 2,311,660 | 2,311,660 |
| EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES | \$ (24,515) | \$ (6,438) | \$ 153,018 | \$ (51,685) | \$ (51,685) |
| Less: Loss on Disposal of Fixed Assets | 0 | 0 | 0 | 0 | 0 |
| Less: Transfer to Reserve | \$ (17,650) | \$ (17,650) | \$ (211,800) | \$ (211,800) | \$ (211,800) |
| Less: Depreciation | \$ (9,782) | \$ (5,879) | \$ (79,957) | \$ (70,550) | \$ (70,550) |
| EXCESS (DEFICIT) OF REVENUES | \$ (51,947) | \$ (29,967) | \$ (138,740) | \$ (334,035) | \$ (334,035) |

Draft Interim Report - For Management Purposes Only.