

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending Feb. 28, 2019

	<u>Operating Fund</u>	<u>Restricted Funds</u>		<u>Total</u>
	<u>Current Operations</u>	<u>Capital Fund</u>	<u>Reserve Fund</u>	
ASSETS				
Current Assets				
Cash	\$ 415,716	\$ -	\$ 270,988	\$ 686,705
Short-Term Investments	\$ 742,000		\$ 769,000	\$ 1,511,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 56,103		\$ 7,704	\$ 63,806
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 60,826			\$ 60,826
Total Current Assets	<u>\$ 1,274,645</u>	<u>\$ -</u>	<u>\$ 1,047,692</u>	<u>\$ 2,322,337</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ 971,269	\$ 971,269
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ 971,269</u>	<u>\$ 973,269</u>
Fixed Assets				
Property & Equipment		3,153,188		3,153,188
Accumulated Depreciation		(2,465,831)		(2,465,831)
Total Fixed Assets	<u>-</u>	<u>687,357</u>	<u>-</u>	<u>687,357</u>
TOTAL ASSETS	<u>\$ 1,276,645</u>	<u>\$ 687,357</u>	<u>\$ 2,018,961</u>	<u>\$ 3,982,963</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 42,942			\$ 42,942
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 582,300			\$ 582,300
Income Taxes Payable	\$ 60			\$ 60
Payroll Expenses Payable	\$ 21,558			\$ 21,558
Prepaid Owner Assessments	\$ 56,084			\$ 56,084
Total Current Liabilities	<u>\$ 702,944</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 702,944</u>
Fund Balances				
Total Fund Balance	<u>\$ 573,701</u>	<u>\$ 687,357</u>	<u>\$ 2,018,961</u>	<u>\$ 3,280,019</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,276,645</u>	<u>\$ 687,357</u>	<u>\$ 2,018,961</u>	<u>\$ 3,982,963</u>

Reserve Fund Activity: February 2019	
Beginning Balance Jan. 1, 2019	\$ 2,010,483
Contribution from Operating Fund: Jan.-Feb.	\$ 35,920
Interest from Reserve Investments: Jan.-Feb.	\$ 7,532
Reserve Expenditures: Jan.-Feb.	\$ (34,974)
Reserve Fund Balance February 28, 2019	\$ 2,018,961

Unaudited, Draft Interim Reports for Management Purposes Only

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending Feb. 28, 2019**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	174,975	174,975	349,950	349,950	2,099,700
Fees and Reimbursed Expenses	21,083	21,350	32,861	30,650	159,500
Investment Income	1,665	1,000	2,367	1,625	7,500
Other	9,649	0	9,649	0	0
TOTAL REVENUES	207,372	197,325	394,827	382,225	2,266,700
OPERATING EXPENSES					
Common Areas	125,655	112,695	193,711	183,190	1,075,140
Recreation Centers	15,590	15,410	31,823	33,770	293,000
Lakes	876	1,550	2,056	3,300	19,000
General Maintenance	17,790	15,125	25,433	24,500	196,000
Administration	49,199	53,835	88,603	99,370	746,100
Designated Unrestricted Expenses	18,551	0	18,551	0	0
TOTAL OPERATING EXPENSES	227,661	198,615	360,177	344,130	2,329,240
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (20,289)	\$ (1,290)	\$ 34,650	\$ 38,095	\$ (62,540)
Less: Transfer to Reserve	\$ (17,960)	\$ (17,960)	\$ (35,920)	\$ (35,920)	\$ (215,600)
Less: Depreciation	\$ (6,211)	\$ (6,958)	\$ (12,422)	\$ (13,917)	\$ (83,500)
EXCESS (DEFICIT) OF REVENUES	\$ (44,460)	\$ (26,208)	\$ (13,692)	\$ (11,742)	\$ (361,640)

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