

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending Aug. 31, 2019**

	<u>Operating Fund</u>	<u>Restricted Funds</u>		<u>Total</u>
	<u>Current Operations</u>	<u>Capital Fund</u>	<u>Reserve Fund</u>	
<b>ASSETS</b>				
Current Assets				
Cash	\$ 385,216	\$ -	\$ 140,365	\$ 525,581
Short-Term Investments	\$ 692,000		\$ 1,012,000	\$ 1,704,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 30,602		\$ 7,704	\$ 38,305
Interfund Balance	34		(34)	\$ -
Prepaid Expenses	\$ 39,452			\$ 39,452
Total Current Assets	<u>\$ 1,147,304</u>	<u>\$ -</u>	<u>\$ 1,160,035</u>	<u>\$ 2,307,338</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ 728,269	\$ 728,269
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ 728,269</u>	<u>\$ 730,269</u>
Fixed Assets				
Property & Equipment		3,340,004		3,340,004
Accumulated Depreciation		(2,504,142)		(2,504,142)
Total Fixed Assets	<u>-</u>	<u>835,862</u>	<u>-</u>	<u>835,862</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 1,149,304</b></u>	<u><b>\$ 835,862</b></u>	<u><b>\$ 1,888,304</b></u>	<u><b>\$ 3,873,469</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 38,412			\$ 38,412
Accounts Payable - Reserves			\$ 6,204	\$ 6,204
Unearned Income	\$ 582,300			\$ 582,300
Payroll Expenses Payable	\$ 18,343			\$ 18,343
Prepaid Owner Assessments	\$ 36,385			\$ 36,385
Total Current Liabilities	<u>\$ 675,440</u>	<u>\$ -</u>	<u>\$ 6,204</u>	<u>\$ 681,644</u>
Fund Balances				
Total Fund Balance	<u>\$ 473,864</u>	<u>\$ 835,862</u>	<u>\$ 1,882,100</u>	<u>\$ 3,191,826</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 1,149,304</b></u>	<u><b>\$ 835,862</b></u>	<u><b>\$ 1,888,304</b></u>	<u><b>\$ 3,873,469</b></u>

<b>Reserve Fund Activity: August 2019</b>	
Beginning Balance Jan. 1, 2019	\$ 2,011,241
Contribution from Operating Fund: Jan. - Aug.	\$ 143,680
Interest from Reserve Investments: Jan.- Aug.	\$ 23,417
Reserve Expenditures: Jan.- Aug.	\$ (296,237)
<b>Reserve Fund Balance August 31, 2019</b>	<b>\$ 1,882,100</b>

Unaudited, Draft Interim Reports for Management Purposes Only

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending Aug. 31, 2019**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
<b>OPERATING REVENUES</b>					
Assessments Income	174,975	174,975	1,399,800	1,399,800	2,099,700
Fees and Reimbursed Expenses	17,996	22,800	107,339	121,200	159,500
Investment Income	2,756	550	14,939	5,225	7,500
Other	0	0	9,649	0	0
<b>TOTAL REVENUES</b>	<b>195,727</b>	<b>198,325</b>	<b>1,531,726</b>	<b>1,526,225</b>	<b>2,266,700</b>
<b>OPERATING EXPENSES</b>					
Common Areas	114,180	93,945	724,805	704,360	1,075,140
Recreation Centers	37,164	39,918	187,547	210,346	293,000
Lakes	729	1,550	6,185	12,600	19,000
General Maintenance	12,561	20,600	104,481	131,900	196,000
Administration	74,945	81,945	443,324	501,970	746,100
Designated Unrestricted Expenses	0	0	18,551	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>239,579</b>	<b>237,958</b>	<b>1,484,892</b>	<b>1,561,176</b>	<b>2,329,240</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ (43,851)</b>	<b>\$ (39,633)</b>	<b>\$ 46,834</b>	<b>\$ (34,951)</b>	<b>\$ (62,540)</b>
Less: Transfer to Reserve	\$ (17,960)	\$ (17,960)	\$ (143,680)	\$ (143,680)	\$ (215,600)
Less: Depreciation	\$ (6,500)	\$ (6,958)	\$ (51,222)	\$ (55,667)	\$ (83,500)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ (68,311)</b>	<b>\$ (64,551)</b>	<b>\$ (148,068)</b>	<b>\$ (234,298)</b>	<b>\$ (361,640)</b>

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