

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending Sept. 30, 2019**

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	174,975	174,975	1,574,775	1,574,775	2,099,700
Fees and Reimbursed Expenses	13,980	10,800	121,319	132,000	159,500
Investment Income	2,597	600	17,536	5,825	7,500
Other	0	0	9,649	0	0
TOTAL REVENUES	191,552	186,375	1,723,278	1,712,600	2,266,700
OPERATING EXPENSES					
Common Areas	114,707	108,845	839,512	813,205	1,075,140
Recreation Centers	20,559	21,943	208,106	232,289	293,000
Lakes	614	1,550	6,800	14,150	19,000
General Maintenance	9,480	15,600	113,961	147,500	196,000
Administration	58,506	59,235	501,830	561,205	746,100
Designated Unrestricted Expenses	0	0	18,551	0	0
TOTAL OPERATING EXPENSES	203,867	207,173	1,688,759	1,768,349	2,329,240
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (12,315)	\$ (20,798)	\$ 34,519	\$ (55,749)	\$ (62,540)
Less: Transfer to Reserve	\$ (17,960)	\$ (17,960)	\$ (161,640)	\$ (161,640)	\$ (215,600)
Less: Depreciation	\$ (6,500)	\$ (6,958)	\$ (57,722)	\$ (62,625)	\$ (83,500)
EXCESS (DEFICIT) OF REVENUES	\$ (36,775)	\$ (45,717)	\$ (184,843)	\$ (280,014)	\$ (361,640)

Unaudited, Draft Interim Reports for Management Purposes Only

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending Sept. 30, 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	\$ 199,328	\$ -	\$ 179,010	\$ 378,338
Short-Term Investments	\$ 692,000		\$ 1,067,000	\$ 1,759,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 15,907			\$ 15,907
Interest Receivable	\$ 6,138		\$ 7,704	\$ 13,841
Interfund Balance	-		-	-
Prepaid Expenses	\$ 36,986			\$ 36,986
Total Current Assets	<u>\$ 950,359</u>	<u>\$ -</u>	<u>\$ 1,253,713</u>	<u>\$ 2,204,072</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ 628,269	\$ 628,269
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ 628,269</u>	<u>\$ 630,269</u>
Fixed Assets				
Property & Equipment		3,340,004		3,340,004
Accumulated Depreciation		(2,510,642)		(2,510,642)
Total Fixed Assets	<u>-</u>	<u>829,362</u>	<u>-</u>	<u>829,362</u>
TOTAL ASSETS	<u>\$ 952,359</u>	<u>\$ 829,362</u>	<u>\$ 1,881,983</u>	<u>\$ 3,663,703</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 13,872			\$ 13,872
Accounts Payable - Reserves			\$ 1,293	\$ 1,293
Unearned Income	\$ 436,725			\$ 436,725
Payroll Expenses Payable	\$ 18,956			\$ 18,956
Prepaid Owner Assessments	\$ 37,798			\$ 37,798
Total Current Liabilities	<u>\$ 507,351</u>	<u>\$ -</u>	<u>\$ 1,293</u>	<u>\$ 508,643</u>
Fund Balances				
Total Fund Balance	<u>\$ 445,008</u>	<u>\$ 829,362</u>	<u>\$ 1,880,690</u>	<u>\$ 3,155,059</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 952,359</u>	<u>\$ 829,362</u>	<u>\$ 1,881,983</u>	<u>\$ 3,663,703</u>

Reserve Fund Activity: September 2019	
Beginning Balance Jan. 1, 2019	\$ 2,011,241
Contribution from Operating Fund: Jan. - Sept.	\$ 161,640
Interest from Reserve Investments: Jan. - Sept.	\$ 25,290
Reserve Expenditures: Jan. - Sept.	\$ (317,482)
Reserve Fund Balance September 30, 2019	\$ 1,880,690

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