

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending Feb. 29, 2020

	<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	\$ 455,757	\$ -	\$ 267,577	\$ 723,334
Short-Term Investments	\$ 592,000		\$ 1,128,136	\$ 1,720,136
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 46,424			\$ 46,424
Interest Receivable	\$ 5,158		\$ 10,173	\$ 15,330
Interfund Balance	3,265		(3,265)	-
Prepaid Expenses	\$ 67,860			\$ 67,860
Total Current Assets	<u>\$ 1,170,464</u>	<u>\$ -</u>	<u>\$ 1,402,621</u>	<u>\$ 2,573,085</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ 515,000	\$ 515,000
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ 515,000</u>	<u>\$ 517,000</u>
Fixed Assets				
Property & Equipment		3,372,274		3,372,274
Accumulated Depreciation		(2,510,975)		(2,510,975)
Total Fixed Assets	<u>-</u>	<u>861,299</u>	<u>-</u>	<u>861,299</u>
TOTAL ASSETS	<u>\$ 1,172,464</u>	<u>\$ 861,299</u>	<u>\$ 1,917,621</u>	<u>\$ 3,951,384</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 17,871			\$ 17,871
Accounts Payable - Reserves			\$ 1,311	\$ 1,311
Unearned Income	\$ 582,300			\$ 582,300
Payroll Expenses Payable	\$ 16,643			\$ 16,643
Prepaid Owner Assessments	\$ 57,416			\$ 57,416
Total Current Liabilities	<u>\$ 674,229</u>	<u>\$ -</u>	<u>\$ 1,311</u>	<u>\$ 675,540</u>
Fund Balances				
Total Fund Balance	<u>\$ 498,235</u>	<u>\$ 861,299</u>	<u>\$ 1,916,310</u>	<u>\$ 3,275,844</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,172,464</u>	<u>\$ 861,299</u>	<u>\$ 1,917,621</u>	<u>\$ 3,951,384</u>

Reserve Fund Activity: February 2020	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan. - Feb.	\$ 43,000
Interest from Reserve Investments: Jan.- Feb.	\$ 5,094
Reserve Expenditures: Jan.- Feb.	\$ (38,892)
Reserve Fund Balance February 29, 2020	\$ 1,916,310

Unaudited, Draft Interim Reports for Management Purposes Only

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending Feb. 29, 2020**

	<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	174,975	174,975	349,950	349,950	2,099,700
Fees and Reimbursed Expenses	18,358	20,050	26,749	27,800	160,500
Investment Income	208	500	412	1,000	15,000
Other	0	0	0	0	0
TOTAL REVENUES	<u>193,541</u>	<u>195,525</u>	<u>377,111</u>	<u>378,750</u>	<u>2,275,200</u>
OPERATING EXPENSES					
Common Areas	78,383	89,130	135,523	149,160	1,121,660
Recreation Centers	15,323	17,290	34,399	38,080	305,500
Lakes	876	1,550	1,476	3,300	19,000
General Maintenance	10,362	11,130	22,531	21,210	155,500
Administration	48,622	53,445	103,164	119,445	754,600
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	<u>153,566</u>	<u>172,545</u>	<u>297,092</u>	<u>331,195</u>	<u>2,356,260</u>
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 39,975	\$ 22,980	\$ 80,019	\$ 47,555	\$ (81,060)
Less: Transfer to Reserve	\$ (21,500)	\$ (21,500)	\$ (43,000)	\$ (43,000)	\$ (258,300)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (13,200)	\$ (13,200)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	<u>\$ 11,875</u>	<u>\$ (5,120)</u>	<u>\$ 23,819</u>	<u>\$ (8,645)</u>	<u>\$ (419,360)</u>

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