

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending Jan. 31, 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	\$ 511,691	\$ -	\$ 271,115	\$ 782,805
Short-Term Investments	\$ 592,000		\$ 921,136	\$ 1,513,136
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 106,062			\$ 106,062
Interest Receivable	\$ 5,158		\$ 10,173	\$ 15,330
Interfund Balance	-		-	-
Prepaid Expenses	\$ 68,944			\$ 68,944
Total Current Assets	<u>\$ 1,283,854</u>	<u>\$ -</u>	<u>\$ 1,202,424</u>	<u>\$ 2,486,277</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ 722,000	\$ 722,000
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ 722,000</u>	<u>\$ 724,000</u>
Fixed Assets				
Property & Equipment		3,372,274		3,372,274
Accumulated Depreciation		(2,504,375)		(2,504,375)
Total Fixed Assets	<u>-</u>	<u>867,899</u>	<u>-</u>	<u>867,899</u>
TOTAL ASSETS	<u>\$ 1,285,854</u>	<u>\$ 867,899</u>	<u>\$ 1,924,424</u>	<u>\$ 4,078,176</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 9,664			\$ 9,664
Accounts Payable - Reserves			\$ 505	\$ 505
Unearned Income	\$ 727,875			\$ 727,875
Payroll Expenses Payable	\$ 16,643			\$ 16,643
Prepaid Owner Assessments	\$ 51,912			\$ 51,912
Total Current Liabilities	<u>\$ 806,094</u>	<u>\$ -</u>	<u>\$ 505</u>	<u>\$ 806,599</u>
Fund Balances				
Total Fund Balance	<u>\$ 479,760</u>	<u>\$ 867,899</u>	<u>\$ 1,923,919</u>	<u>\$ 3,271,577</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,285,854</u>	<u>\$ 867,899</u>	<u>\$ 1,924,424</u>	<u>\$ 4,078,176</u>

Reserve Fund Activity: January 2020	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan.	\$ 21,500
Interest from Reserve Investments: Jan.	\$ 3,093
Reserve Expenditures: Jan.	\$ (7,782)
Reserve Fund Balance January 31, 2020	\$ 1,923,919

Unaudited, Draft Interim Reports for Management Purposes Only

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending Jan. 31, 2020**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	
OPERATING REVENUES					
Assessments Income	174,975	174,975	174,975	174,975	2,099,700
Fees and Reimbursed Expenses	8,391	7,750	8,391	7,750	160,500
Investment Income	204	500	204	500	15,000
Other	0	0	0	0	0
TOTAL REVENUES	<u>183,570</u>	<u>183,225</u>	<u>183,570</u>	<u>183,225</u>	<u>2,275,200</u>
OPERATING EXPENSES					
Common Areas	57,140	60,030	57,140	60,030	1,121,660
Recreation Centers	19,076	20,790	19,076	20,790	305,500
Lakes	600	1,750	600	1,750	19,000
General Maintenance	12,168	10,080	12,168	10,080	155,500
Administration	54,542	66,000	54,542	66,000	754,600
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	<u>143,526</u>	<u>158,650</u>	<u>143,526</u>	<u>158,650</u>	<u>2,356,260</u>
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ 40,044	\$ 24,575	\$ 40,044	\$ 24,575	\$ (81,060)
Less: Transfer to Reserve	\$ (21,500)	\$ (21,500)	\$ (21,500)	\$ (21,500)	\$ (258,300)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (6,600)	\$ (6,600)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	<u>\$ 11,944</u>	<u>\$ (3,525)</u>	<u>\$ 11,944</u>	<u>\$ (3,525)</u>	<u>\$ (419,360)</u>

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