

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending July 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	\$ 518,633	\$ -	\$ 385,710	\$ 904,343
Short-Term Investments	\$ 592,000		\$ 970,000	\$ 1,562,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 106,861			\$ 106,861
Interest Receivable	\$ 5,158		\$ 10,173	\$ 15,330
Interfund Balance	3,400		(3,400)	-
Prepaid Expenses	\$ 51,182			\$ 51,182
Total Current Assets	<u>\$ 1,277,233</u>	<u>\$ -</u>	<u>\$ 1,362,482</u>	<u>\$ 2,639,716</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		(2,543,975)		(2,543,975)
Total Fixed Assets	<u>-</u>	<u>828,299</u>	<u>-</u>	<u>828,299</u>
TOTAL ASSETS	<u>\$ 1,279,233</u>	<u>\$ 828,299</u>	<u>\$ 1,877,482</u>	<u>\$ 3,985,015</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 27,044			\$ 27,044
Accounts Payable - Reserves			\$ 1,700	\$ 1,700
Unearned Income	\$ 727,875			\$ 727,875
Payroll Expenses Payable	\$ 15,965			\$ 15,965
Prepaid Owner Assessments	\$ 42,068			\$ 42,068
Total Current Liabilities	<u>\$ 812,952</u>	<u>\$ -</u>	<u>\$ 1,700</u>	<u>\$ 814,652</u>
Fund Balances				
Total Fund Balance	<u>\$ 466,282</u>	<u>\$ 828,299</u>	<u>\$ 1,875,782</u>	<u>\$ 3,170,363</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,279,233</u>	<u>\$ 828,299</u>	<u>\$ 1,877,482</u>	<u>\$ 3,985,015</u>

Reserve Fund Activity: July 2020	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan. - July	\$ 150,500
Interest from Reserve Investments: Jan. - July	\$ 20,993
Reserve Expenditures: Jan. - July	\$ (202,818)
Reserve Fund Balance July 31, 2020	\$ 1,875,782

Unaudited, Draft Interim Reports for Management Purposes Only

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

	<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	1,224,825	1,224,825	2,099,700
Fees and Reimbursed Expenses	16,767	16,500	82,224	97,400	160,500
Investment Income	67	750	7,460	9,750	15,000
Other	0	0	0	0	0
TOTAL REVENUES	<u>191,809</u>	<u>192,225</u>	<u>1,314,509</u>	<u>1,331,975</u>	<u>2,275,200</u>
OPERATING EXPENSES					
Common Areas	99,638	103,330	501,810	554,610	1,121,660
Recreation Centers	61,151	62,198	169,583	190,913	305,500
Lakes	1,428	1,800	8,263	11,300	19,000
General Maintenance	14,096	14,580	87,892	84,160	155,500
Administration	67,083	77,030	384,049	434,470	754,600
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	<u>243,396</u>	<u>258,938</u>	<u>1,151,596</u>	<u>1,275,453</u>	<u>2,356,260</u>
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (51,587)	\$ (66,713)	\$ 162,913	\$ 56,522	\$ (81,060)
Less: Transfer to Reserve	\$ (21,500)	\$ (21,500)	\$ (150,500)	\$ (150,500)	\$ (258,300)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (46,200)	\$ (46,200)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	<u>\$ (79,687)</u>	<u>\$ (94,813)</u>	<u>\$ (33,787)</u>	<u>\$ (140,178)</u>	<u>\$ (419,360)</u>

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