

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending September 30, 2020**

	<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	\$ 314,822	\$ -	\$ 444,825	\$ 759,647
Short-Term Investments	\$ 492,000		\$ 917,000	\$ 1,409,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 47,875			\$ 47,875
Interest Receivable	\$ 5,158		\$ 10,173	\$ 15,330
Interfund Balance	2,784		(2,784)	-
Prepaid Expenses	\$ 42,515			\$ 42,515
Total Current Assets	<u>\$ 905,153</u>	<u>\$ -</u>	<u>\$ 1,369,214</u>	<u>\$ 2,274,367</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		(2,557,175)		(2,557,175)
Total Fixed Assets	<u>-</u>	<u>815,099</u>	<u>-</u>	<u>815,099</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 907,153</b></u>	<u><b>\$ 815,099</b></u>	<u><b>\$ 1,884,214</b></u>	<u><b>\$ 3,606,465</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 33,785			\$ 33,785
Accounts Payable - Reserves			\$ 727	\$ 727
Unearned Income	\$ 436,725			\$ 436,725
Payroll Expenses Payable	\$ 15,810			\$ 15,810
Prepaid Owner Assessments	\$ 47,625			\$ 47,625
Total Current Liabilities	<u>\$ 533,946</u>	<u>\$ -</u>	<u>\$ 727</u>	<u>\$ 534,673</u>
Fund Balances				
Total Fund Balance	<u>\$ 373,207</u>	<u>\$ 815,099</u>	<u>\$ 1,883,487</u>	<u>\$ 3,071,793</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 907,153</b></u>	<u><b>\$ 815,099</b></u>	<u><b>\$ 1,884,214</b></u>	<u><b>\$ 3,606,465</b></u>

<b>Reserve Fund Activity: September 30, 2020</b>	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan. - Sept.	\$ 193,500
Interest from Reserve Investments: Jan. - Sept.	\$ 28,526
Reserve Expenditures: Jan.- Sept.	\$ (245,646)
<b>Reserve Fund Balance September 30, 2020</b>	<b>\$ 1,883,487</b>

Unaudited, Draft Interim Reports for Management Purposes Only

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending September 30, 2020**

	<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	1,574,775	1,574,775	2,099,700
Fees and Reimbursed Expenses	12,898	10,400	114,857	130,300	160,500
Investment Income	3,042	3,000	10,568	13,500	15,000
Other	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>190,915</b>	<b>188,375</b>	<b>1,700,200</b>	<b>1,718,575</b>	<b>2,275,200</b>
<b>OPERATING EXPENSES</b>					
Common Areas	103,795	116,080	732,431	798,520	1,121,660
Recreation Centers	24,053	23,485	230,529	240,216	305,500
Lakes	600	1,500	9,739	14,300	19,000
General Maintenance	10,978	14,180	111,387	110,520	155,500
Administration	54,312	56,715	499,776	555,960	754,600
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>193,737</b>	<b>211,960</b>	<b>1,583,863</b>	<b>1,719,516</b>	<b>2,356,260</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ (2,822)</b>	<b>\$ (23,585)</b>	<b>\$ 116,337</b>	<b>\$ (941)</b>	<b>\$ (81,060)</b>
Less: Transfer to Reserve	\$ (21,500)	\$ (21,500)	\$ (193,500)	\$ (193,500)	\$ (258,300)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (59,400)	\$ (59,400)	\$ (80,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ (30,922)</b>	<b>\$ (31,685)</b>	<b>\$ (136,563)</b>	<b>\$ (253,841)</b>	<b>\$ (419,360)</b>

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