

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending November 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> | |
| ASSETS | | | | |
| Current Assets | | | | |
| Cash | \$ 145,824 | \$ - | \$ 311,378 | \$ 457,202 |
| Short-Term Investments | \$ 442,000 | | \$ 1,062,000 | \$ 1,504,000 |
| Accounts Receivable (less Allowance for Doubtful Accounts) | \$ 31,745 | | | \$ 31,745 |
| Interest Receivable | \$ 5,158 | | \$ 10,173 | \$ 15,330 |
| Interfund Balance | 3,709 | | (3,709) | - |
| Prepaid Expenses | \$ 49,167 | | | \$ 49,167 |
| Total Current Assets | <u>\$ 677,602</u> | <u>\$ -</u> | <u>\$ 1,379,841</u> | <u>\$ 2,057,444</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 | | (2,570,375) | | (2,570,375) |
| Total Fixed Assets | <u>-</u> | <u>801,899</u> | <u>-</u> | <u>801,899</u> |
| TOTAL ASSETS | <u>\$ 679,602</u> | <u>\$ 801,899</u> | <u>\$ 1,894,841</u> | <u>\$ 3,376,342</u> |
| LIABILITIES & FUND BALANCES | | | | |
| Current Liabilities | | | | |
| Accounts Payable - Operating | \$ 90,679 | | | \$ 90,679 |
| Accounts Payable - Reserves | | | \$ 1,835 | \$ 1,835 |
| Unearned Income | \$ 145,575 | | | \$ 145,575 |
| Payroll Expenses Payable | \$ 24,332 | | | \$ 24,332 |
| Prepaid Owner Assessments | \$ 102,179 | | | \$ 102,179 |
| Total Current Liabilities | <u>\$ 362,765</u> | <u>\$ -</u> | <u>\$ 1,835</u> | <u>\$ 364,600</u> |
| Fund Balances | | | | |
| Total Fund Balance | <u>\$ 316,837</u> | <u>\$ 801,899</u> | <u>\$ 1,893,006</u> | <u>\$ 3,011,742</u> |
| TOTAL LIABILITIES & FUND BALANCES | <u>\$ 679,602</u> | <u>\$ 801,899</u> | <u>\$ 1,894,841</u> | <u>\$ 3,376,342</u> |

| Reserve Fund Activity: November 30, 2020 | |
|---|---------------------|
| Beginning Balance Jan. 1, 2020 | \$ 1,907,108 |
| Contribution from Operating Fund: Jan. - Nov. | \$ 236,500 |
| Interest from Reserve Investments: Jan. - Nov. | \$ 34,360 |
| Reserve Expenditures: Jan. - Nov. | \$ (284,960) |
| Reserve Fund Balance November 30, 2020 | \$ 1,893,006 |

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending November 30, 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 | 1,924,725 | 1,924,725 | 2,099,700 |
| Fees and Reimbursed Expenses | 11,947 | 9,900 | 140,469 | 150,100 | 160,500 |
| Investment Income | 188 | 500 | 11,023 | 14,500 | 15,000 |
| Other | 0 | 0 | 0 | 0 | 0 |
| TOTAL REVENUES | 187,110 | 185,375 | 2,076,217 | 2,089,325 | 2,275,200 |
| OPERATING EXPENSES | | | | | |
| Common Areas | 108,246 | 107,180 | 927,743 | 1,037,080 | 1,121,660 |
| Recreation Centers | 23,205 | 19,660 | 273,145 | 286,170 | 305,500 |
| Lakes | 669 | 1,500 | 11,700 | 17,300 | 19,000 |
| General Maintenance | 12,088 | 14,180 | 136,411 | 138,780 | 155,500 |
| Administration | 65,818 | 70,323 | 624,156 | 692,936 | 754,600 |
| Designated Unrestricted Expenses | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSES | 210,026 | 212,843 | 1,973,154 | 2,172,266 | 2,356,260 |
| EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES | \$ (22,916) | \$ (27,468) | \$ 103,062 | \$ (82,941) | \$ (81,060) |
| Less: Transfer to Reserve | \$ (21,500) | \$ (21,500) | \$ (236,500) | \$ (236,500) | \$ (258,300) |
| Less: Depreciation | \$ (6,600) | \$ (6,600) | \$ (72,600) | \$ (72,600) | \$ (80,000) |
| EXCESS (DEFICIT) OF REVENUES | \$ (51,016) | \$ (55,568) | \$ (206,038) | \$ (392,041) | \$ (419,360) |

Unaudited, Draft Interim Reports for Management Purposes Only