

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending October 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	\$ 228,525	\$ -	\$ 595,156	\$ 823,681
Short-Term Investments	\$ 442,000		\$ 765,000	\$ 1,207,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 34,027			\$ 34,027
Interest Receivable	\$ 5,158		\$ 10,173	\$ 15,330
Interfund Balance	(2,171)		2,171	-
Prepaid Expenses	\$ 36,348			\$ 36,348
Total Current Assets	\$ 743,888	\$ -	\$ 1,372,499	\$ 2,116,387
Other Assets				
Long-Term Investments	\$ -	-	\$ 515,000	\$ 515,000
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	\$ 2,000	\$ -	\$ 515,000	\$ 517,000
Fixed Assets				
Property & Equipment		3,372,274		3,372,274
Accumulated Depreciation		(2,563,775)		(2,563,775)
Total Fixed Assets	-	808,499	-	808,499
TOTAL ASSETS	<u>\$ 745,888</u>	<u>\$ 808,499</u>	<u>\$ 1,887,499</u>	<u>\$ 3,441,886</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 18,030			\$ 18,030
Accounts Payable - Reserves			\$ 3,890	\$ 3,890
Unearned Income	\$ 291,150			\$ 291,150
Payroll Expenses Payable	\$ 23,559			\$ 23,559
Prepaid Owner Assessments	\$ 51,896			\$ 51,896
Total Current Liabilities	\$ 384,635	\$ -	\$ 3,890	\$ 388,525
Fund Balances				
Total Fund Balance	\$ 361,252	\$ 808,499	\$ 1,883,609	\$ 3,053,361
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 745,888</u>	<u>\$ 808,499</u>	<u>\$ 1,887,499</u>	<u>\$ 3,441,886</u>

Reserve Fund Activity: October 31, 2020	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan. - Oct.	\$ 215,000
Interest from Reserve Investments: Jan. - Oct.	\$ 32,731
Reserve Expenditures: Jan. - Oct.	\$ (271,230)
Reserve Fund Balance October 31, 2020	\$ 1,883,609

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending October 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	1,719,925	1,719,925	2,099,700
Fees and Reimbursed Expenses	13,665	9,900	128,522	140,200	160,500
Investment Income	267	500	10,835	14,000	15,000
Other	0	0	0	0	0
TOTAL REVENUES	188,907	185,375	1,859,282	1,874,125	2,275,200
OPERATING EXPENSES					
Common Areas	87,065	131,380	819,497	929,900	1,121,660
Recreation Centers	19,411	26,294	249,940	266,510	305,500
Lakes	1,292	1,500	11,031	15,800	19,000
General Maintenance	12,936	14,080	124,323	124,600	155,500
Administration	58,562	66,653	558,338	622,613	754,600
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	179,266	239,907	1,763,128	1,959,423	2,356,260
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 9,642	\$ (54,532)	\$ 96,154	\$ (85,298)	\$ (81,060)
Less: Transfer to Reserve	\$ (21,500)	\$ (21,500)	\$ (215,000)	\$ (215,000)	\$ (258,300)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (66,000)	\$ (66,000)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ (18,458)	\$ (82,632)	\$ (184,846)	\$ (366,298)	\$ (419,360)

Unaudited, Draft Interim Reports for Management Purposes Only