

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending December 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	\$ 461,705	\$ -	\$ 304,008	\$ 765,713
Short-Term Investments	\$ 442,000		\$ 1,062,000	\$ 1,504,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 17,944			\$ 17,944
Interest Receivable	\$ 95		\$ 2,994	\$ 3,088
Interfund Balance	1,824		(1,824)	\$ (1,824)
Prepaid Expenses	\$ 45,743			\$ 45,743
Total Current Assets	\$ 969,312	\$ -	\$ 1,367,178	\$ 2,334,665
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		3,504,606		3,504,606
Accumulated Depreciation		(2,542,423)		(2,542,423)
Total Fixed Assets	-	962,184	-	962,184
TOTAL ASSETS	<u>\$ 971,312</u>	<u>\$ 962,184</u>	<u>\$ 1,882,178</u>	<u>\$ 3,813,849</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 75,032			\$ 75,032
Accounts Payable - Reserves			\$ 25,578	\$ 25,578
Unearned Income	\$ -			\$ -
Payroll Expenses Payable	\$ 21,732			\$ 21,732
Accrued Payroll	\$ 7,822			\$ 7,822
Accrued Expenses	\$ 2,161			\$ 2,161
Prepaid Owner Assessments	\$ 608,372			\$ 608,372
Total Current Liabilities	\$ 715,119	\$ -	\$ 25,578	\$ 740,697
Fund Balances				
Total Fund Balance	\$ 256,192	\$ 962,184	\$ 1,856,600	\$ 3,073,152
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 971,312</u>	<u>\$ 962,184</u>	<u>\$ 1,882,178</u>	<u>\$ 3,813,849</u>

Reserve Fund Activity: December 31, 2020	
Beginning Balance Jan. 1, 2020	\$ 1,907,108
Contribution from Operating Fund: Jan. - Dec.	\$ 258,300
Interest from Reserve Investments: Jan. - Dec.	\$ 27,279
Reserve Expenditures: Jan. - Dec.	\$ (336,087)
Reserve Fund Balance December 31, 2020	\$ 1,856,600

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	174,975	174,975	2,099,700	2,099,700	2,099,700
Fees and Reimbursed Expenses	13,191	10,400	153,660	160,500	160,500
Investment Income	-5,045	500	5,978	15,000	15,000
Other	0	0	0	0	0
TOTAL REVENUES	183,122	185,875	2,259,338	2,275,200	2,275,200
OPERATING EXPENSES					
Common Areas	95,057	84,580	1,022,800	1,121,660	1,121,660
Recreation Centers	17,539	19,330	290,684	305,500	305,500
Lakes	600	1,700	12,300	19,000	19,000
General Maintenance	23,549	16,720	159,960	155,500	155,500
Administration	87,085	61,664	711,241	754,600	754,600
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	223,831	183,994	2,196,985	2,356,260	2,356,260
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (40,709)	\$ 1,881	\$ 62,353	\$ (81,060)	\$ (81,060)
Less: Transfer to Reserve	\$ (21,800)	\$ (21,800)	\$ (258,300)	\$ (258,300)	\$ (258,300)
Less: Depreciation	\$ 14,069	\$ (7,400)	\$ (58,531)	\$ (80,000)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ (48,440)	\$ (27,319)	\$ (254,478)	\$ (419,360)	\$ (419,360)

Unaudited, Draft Interim Reports for Management Purposes Only