

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending February 28, 2021

	<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	\$ 466,021	\$ -	\$ 503,170	\$ 969,191
Short-Term Investments	\$ 442,000		\$ 1,366,000	\$ 1,808,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 56,593			\$ 56,593
Interest Receivable	\$ 95		\$ 2,994	\$ 3,088
Prepaid Expenses	\$ 86,168			\$ 86,168
Total Current Assets	<u>\$ 1,050,877</u>	<u>\$ -</u>	<u>\$ 1,872,164</u>	<u>\$ 2,923,041</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ -	\$ -
Refundable Deposits	\$ 2,000	-	\$ -	\$ 2,000
Total Other Assets	<u>\$ 2,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,000</u>
Fixed Assets				
Property & Equipment		3,504,606		3,504,606
Accumulated Depreciation		(2,549,023)		(2,549,023)
Total Fixed Assets	<u>-</u>	<u>955,584</u>	<u>-</u>	<u>955,584</u>
TOTAL ASSETS	<u>\$ 1,052,877</u>	<u>\$ 955,584</u>	<u>\$ 1,872,164</u>	<u>\$ 3,880,625</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 26,387			\$ 26,387
Accounts Payable - Reserves			\$ 5,541	\$ 5,541
Unearned Income	\$ 628,884			\$ 628,884
Payroll Expenses Payable	\$ 21,732			\$ 21,732
Prepaid Owner Assessments	\$ 67,803			\$ 67,803
Total Current Liabilities	<u>\$ 744,807</u>	<u>\$ -</u>	<u>\$ 5,541</u>	<u>\$ 750,348</u>
Fund Balances				
Total Fund Balance	<u>\$ 308,070</u>	<u>\$ 955,584</u>	<u>\$ 1,866,623</u>	<u>\$ 3,130,277</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,052,877</u>	<u>\$ 955,584</u>	<u>\$ 1,872,164</u>	<u>\$ 3,880,625</u>

Reserve Fund Activity: February 28, 2021	
Beginning Balance Jan. 1, 2021	\$ 1,856,600
Contribution from Operating Fund: Jan. - Feb.	\$ 50,000
Interest from Reserve Investments: Jan. - Feb.	\$ 4,366
Reserve Expenditures: Jan. - Feb.	\$ (44,343)
Reserve Fund Balance February 28, 2021	\$ 1,866,623

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending February 28, 2021**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	377,946	377,946	2,267,676
Fees and Reimbursed Expenses	19,958	20,500	31,465	30,550	147,000
Investment Income	56	500	221	1,000	10,000
Other	0	0	0	0	0
TOTAL REVENUES	208,987	209,973	409,632	409,496	2,424,676
OPERATING EXPENSES					
Common Areas	79,714	79,838	135,227	140,927	1,142,660
Recreation Centers	21,266	19,892	41,810	41,158	308,200
Lakes	600	1,608	1,200	3,417	19,500
General Maintenance	10,473	14,067	23,006	28,133	182,200
Administration	53,160	57,910	107,193	113,570	765,800
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	165,213	173,315	308,436	327,205	2,418,360
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 43,773	\$ 36,658	\$ 101,196	\$ 82,291	\$ 6,316
Less: Transfer to Reserve	\$ (25,000)	\$ (25,000)	\$ (50,000)	\$ (50,000)	\$ (301,000)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (6,600)	\$ (13,200)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ 12,173	\$ 5,058	\$ 44,596	\$ 19,091	\$ (374,684)

Unaudited, Draft Interim Reports for Management Purposes Only