

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending January 31, 2021**

|  | <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   | \$ 531,600                | \$ -                    | \$ 296,600          | \$ 828,200          |
| Short-Term Investments                                     | \$ 442,000                |                         | \$ 1,421,000        | \$ 1,863,000        |
| Accounts Receivable (less Allowance for Doubtful Accounts) | \$ 125,015                |                         |                     | \$ 125,015          |
| Interest Receivable  | \$ 95                     |                         | \$ 2,994            | \$ 3,088            |
| Interfund Balance  | 925                       |                         | (925)               | -                   |
| Prepaid Expenses   | \$ 92,962                 |                         |                     | \$ 92,962           |
| Total Current Assets                                       | \$ 1,192,597              | \$ -                    | \$ 1,719,669        | \$ 2,912,265        |
| Other Assets   |                           |                         |                     |                     |
| Long-Term Investments                                      | \$ -                      | -                       | \$ 156,000          | \$ 156,000          |
| Refundable Deposits  | \$ 2,000                  | -                       | -                   | \$ 2,000            |
| Total Other Assets   | \$ 2,000                  | \$ -                    | \$ 156,000          | \$ 158,000          |
| 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             |
| <b>TOTAL ASSETS</b>  | <b>\$ 1,194,597</b>       | <b>\$ 962,184</b>       | <b>\$ 1,875,669</b> | <b>\$ 4,032,449</b> |
| <b>LIABILITIES &amp; FUND BALANCES</b>                     |                           |                         |                     |                     |
| Current Liabilities  |                           |                         |                     |                     |
| Accounts Payable - Operating                               | \$ 27,252                 |                         |                     | \$ 27,252           |
| Accounts Payable - Reserves                                |                           |                         | \$ 2,384            | \$ 2,384            |
| Unearned Income  | \$ 786,105                |                         |                     | \$ 786,105          |
| Payroll Expenses Payable                                   | \$ 21,732                 |                         |                     | \$ 21,732           |
| Accrued Payroll  | \$ 7,822                  |                         |                     | \$ 7,822            |
| Accrued Expenses   | \$ 1,350                  |                         |                     | \$ 1,350            |
| Prepaid Owner Assessments                                  | \$ 61,722                 |                         |                     | \$ 61,722           |
| Total Current Liabilities                                  | \$ 905,984                | \$ -                    | \$ 2,384            | \$ 908,368          |
| Fund Balances  |                           |                         |                     |                     |
| Total Fund Balance   | \$ 288,613                | \$ 962,184              | \$ 1,873,284        | \$ 3,124,082        |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>               | <b>\$ 1,194,597</b>       | <b>\$ 962,184</b>       | <b>\$ 1,875,669</b> | <b>\$ 4,032,449</b> |

| <b>Reserve Fund Activity: January 31 2021</b> |                     |
|---|---------------------|
| Beginning Balance Jan. 1, 2021                | \$ 1,856,600        |
| Contribution from Operating Fund: Jan.        | \$ 25,000           |
| Interest from Reserve Investments: Jan.       | \$ 200              |
| Reserve Expenditures: Jan.                    | \$ (8,516)          |
| <b>Reserve Fund Balance January 31, 2021</b>  | <b>\$ 1,873,284</b> |

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending January 31, 2021**

|   | <b>Current Period</b> |                  | <b>Year-to-Date</b> |                  | <b>Annual<br/>Budget</b> |
|---|-----------------------|------------------|---------------------|------------------|--------------------------|
|   | <b>Actual</b>         | <b>Budget</b>    | <b>Actual</b>       | <b>Budget</b>    |                          |
| <b>OPERATING REVENUES</b>                                       |                       |                  |                     |                  |                          |
| Assessments Income  | 188,973               | 188,973          | 188,973             | 188,973          | 2,267,676                |
| Fees and Reimbursed Expenses                                    | 11,507                | 10,050           | 11,507              | 10,050           | 147,000                  |
| Investment Income   | 166                   | 500              | 166                 | 500              | 10,000                   |
| Other   | 0                     | 0                | 0                   | 0                | 0                        |
| <b>TOTAL REVENUES</b>   | <b>200,645</b>        | <b>199,523</b>   | <b>200,645</b>      | <b>199,523</b>   | <b>2,424,676</b>         |
| <b>OPERATING EXPENSES</b>                                       |                       |                  |                     |                  |                          |
| Common Areas  | 55,513                | 61,088           | 55,513              | 61,088           | 1,142,660                |
| Recreation Centers  | 20,544                | 21,267           | 20,544              | 21,267           | 308,200                  |
| Lakes   | 600                   | 1,808            | 600                 | 1,808            | 19,500                   |
| General Maintenance   | 12,533                | 14,067           | 12,533              | 14,067           | 182,200                  |
| Administration  | 54,033                | 55,660           | 54,033              | 55,660           | 765,800                  |
| Designated Unrestricted Expenses                                | 0                     | 0                | 0                   | 0                | 0                        |
| <b>TOTAL OPERATING EXPENSES</b>                                 | <b>143,222</b>        | <b>153,890</b>   | <b>143,222</b>      | <b>153,890</b>   | <b>2,418,360</b>         |
| <b>EXCESS (DEFICIT) OF REVENUES<br/>OVER OPERATING EXPENSES</b> | <b>\$ 57,423</b>      | <b>\$ 45,633</b> | <b>\$ 57,423</b>    | <b>\$ 45,633</b> | <b>\$ 6,316</b>          |
| Less: Transfer to Reserve                                       | \$ (25,000)           | \$ (25,000)      | \$ (25,000)         | \$ (25,000)      | \$ (301,000)             |
| Less: Depreciation  | \$ -                  | \$ (6,600)       | \$ -                | \$ (6,600)       | \$ (80,000)              |
| <b>EXCESS (DEFICIT) OF REVENUES</b>                             | <b>\$ 32,423</b>      | <b>\$ 14,033</b> | <b>\$ 32,423</b>    | <b>\$ 14,033</b> | <b>\$ (374,684)</b>      |

Unaudited, Draft Interim Reports for Management Purposes Only