

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending April 30, 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	\$ 201,686	\$ -	\$ 770,197	\$ 971,882
Short-Term Investments	\$ 402,000		\$ 1,114,000	\$ 1,516,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 22,312			\$ 22,312
Interest Receivable	\$ 95		\$ 2,994	\$ 3,088
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 70,713			\$ 70,713
Total Current Assets	<u>\$ 696,805</u>	<u>\$ -</u>	<u>\$ 1,887,190</u>	<u>\$ 2,583,996</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		(2,562,223)		(2,562,223)
Total Fixed Assets	<u>-</u>	<u>942,383</u>	<u>-</u>	<u>942,383</u>
TOTAL ASSETS	<u>\$ 698,805</u>	<u>\$ 942,383</u>	<u>\$ 1,887,190</u>	<u>\$ 3,528,379</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 60,706			\$ 60,706
Accounts Payable - Reserves			\$ 4,030	\$ 4,030
Unearned Income	\$ 314,442			\$ 314,442
Payroll Expenses Payable	\$ 24,050			\$ 24,050
Prepaid Owner Assessments	\$ 77,150			\$ 77,150
Total Current Liabilities	<u>\$ 476,347</u>	<u>\$ -</u>	<u>\$ 4,030</u>	<u>\$ 480,377</u>
Fund Balances				
Total Fund Balance	<u>\$ 222,458</u>	<u>\$ 942,383</u>	<u>\$ 1,883,160</u>	<u>\$ 3,048,002</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 698,805</u>	<u>\$ 942,383</u>	<u>\$ 1,887,190</u>	<u>\$ 3,528,379</u>

Reserve Fund Activity: April 2021	
Beginning Balance Jan. 1, 2021	\$ 1,856,600
Contribution from Operating Fund: Jan. - Apr.	\$ 100,000
Interest from Reserve Investments: Jan. - Apr.	\$ 7,301
Reserve Expenditures: Jan. - Apr.	\$ (80,741)
Reserve Fund Balance April 30, 2021	\$ 1,883,160

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending April 30, 2021**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
OPERATING REVENUES					
Assessments Income	188,973	188,973	755,892	755,892	2,267,676
Fees and Reimbursed Expenses	15,259	9,950	63,739	53,400	147,000
Investment Income	22	1,500	303	4,000	10,000
Other	0	0	0	0	0
TOTAL REVENUES	204,254	200,423	819,934	813,292	2,424,676
OPERATING EXPENSES					
Common Areas	101,971	107,955	383,619	396,212	1,142,660
Recreation Centers	19,818	18,842	83,962	81,142	308,200
Lakes	600	1,608	3,060	6,633	19,500
General Maintenance	12,460	13,700	47,622	55,333	182,200
Administration	58,346	55,760	228,093	230,840	765,800
Designated Unrestricted Expenses	3,000	0	6,300	0	0
TOTAL OPERATING EXPENSES	196,194	197,865	752,656	770,160	2,418,360
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 8,060	\$ 2,558	\$ 67,277	\$ 43,132	\$ 6,316
Less: Transfer to Reserve	\$ (25,000)	\$ (25,000)	\$ (100,000)	\$ (100,000)	\$ (301,000)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (19,800)	\$ (26,400)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ (23,540)	\$ (29,042)	\$ (52,523)	\$ (83,268)	\$ (374,684)

Unaudited, Draft Interim Reports for Management Purposes Only