

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending August 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>	
ASSETS				
Current Assets				
Cash	\$ 392,345	\$ -	\$ 534,292	\$ 926,636
Short-Term Investments	\$ 415,000		\$ 1,363,000	\$ 1,778,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 57,005			\$ 57,005
Interest Receivable	\$ 95		\$ 2,994	\$ 3,088
Interfund Balance	-		-	-
Prepaid Expenses	\$ 54,224			\$ 54,224
Total Current Assets	<u>\$ 918,669</u>	<u>\$ -</u>	<u>\$ 1,900,285</u>	<u>\$ 2,818,954</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		(2,588,623)		(2,588,623)
Total Fixed Assets	<u>-</u>	<u>915,984</u>	<u>-</u>	<u>915,984</u>
TOTAL ASSETS	<u>\$ 920,669</u>	<u>\$ 915,984</u>	<u>\$ 1,900,285</u>	<u>\$ 3,736,938</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 45,186			\$ 45,186
Accounts Payable - Reserves			\$ 4,991	\$ 4,991
Unearned Income	\$ 628,884			\$ 628,884
Payroll Expenses Payable	\$ 18,752			\$ 18,752
Prepaid Owner Assessments	\$ 56,493			\$ 56,493
Total Current Liabilities	<u>\$ 749,315</u>	<u>\$ -</u>	<u>\$ 4,991</u>	<u>\$ 754,307</u>
Fund Balances				
Total Fund Balance	<u>\$ 171,353</u>	<u>\$ 915,984</u>	<u>\$ 1,895,294</u>	<u>\$ 2,982,631</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 920,669</u>	<u>\$ 915,984</u>	<u>\$ 1,900,285</u>	<u>\$ 3,736,938</u>

Reserve Fund Activity: August 2021	
Beginning Balance Jan. 1, 2021	\$ 1,856,600
Contribution from Operating Fund: Jan. - Aug.	\$ 175,000
Interest from Reserve Investments: Jan. - Aug.	\$ 10,270
Reserve Expenditures: Jan. - Aug.	\$ (146,576)
Reserve Fund Balance August 31, 2021	\$ 1,895,294

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

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	
OPERATING REVENUES					
Assessments Income	188,973	188,973	1,511,784	1,511,784	2,267,676
Fees and Reimbursed Expenses	27,116	21,450	130,676	109,750	147,000
Investment Income	50	1,500	424	7,000	10,000
Other	0	0	2,502	0	0
TOTAL REVENUES	<u>216,139</u>	<u>211,923</u>	<u>1,645,386</u>	<u>1,628,534</u>	<u>2,424,676</u>
OPERATING EXPENSES					
Common Areas	63,491	90,880	719,360	764,257	1,142,660
Recreation Centers	30,454	29,908	212,645	215,208	308,200
Lakes	839	1,600	6,408	13,033	19,500
General Maintenance	14,553	14,200	112,698	117,633	182,200
Administration	71,182	71,860	493,509	502,080	765,800
Designated Unrestricted Expenses	0	0	6,300	0	0
TOTAL OPERATING EXPENSES	<u>180,518</u>	<u>208,448</u>	<u>1,550,920</u>	<u>1,612,211</u>	<u>2,418,360</u>
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 35,621	\$ 3,475	\$ 94,466	\$ 16,323	\$ 6,316
Less: Transfer to Reserve	\$ -	\$ (25,000)	\$ (175,000)	\$ (200,000)	\$ (301,000)
Less: Depreciation	\$ (6,600)	\$ (6,600)	\$ (46,200)	\$ (52,800)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	<u>\$ 29,021</u>	<u>\$ (28,125)</u>	<u>\$ (126,734)</u>	<u>\$ (236,477)</u>	<u>\$ (374,684)</u>

Unaudited, Draft Interim Reports for Management Purposes Only