

**The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending September 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	\$ 296,251	\$ -	\$ 509,367	\$ 805,618
Short-Term Investments	\$ 415,000		\$ 1,377,000	\$ 1,792,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 34,168			\$ 34,168
Interest Receivable	\$ 95		\$ 2,994	\$ 3,088
Interfund Balance	-		-	-
Prepaid Expenses	\$ 46,823			\$ 46,823
Total Current Assets	<u>\$ 792,336</u>	<u>\$ -</u>	<u>\$ 1,889,360</u>	<u>\$ 2,681,697</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		(2,595,223)		(2,595,223)
Total Fixed Assets	<u>-</u>	<u>909,384</u>	<u>-</u>	<u>909,384</u>
TOTAL ASSETS	<u>\$ 794,336</u>	<u>\$ 909,384</u>	<u>\$ 1,889,360</u>	<u>\$ 3,593,081</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 32,062			\$ 32,062
Accounts Payable - Reserves			\$ 791	\$ 791
Unearned Income	\$ 471,663			\$ 471,663
Payroll Expenses Payable	\$ 16,746			\$ 16,746
Prepaid Owner Assessments	\$ 62,470			\$ 62,470
Total Current Liabilities	<u>\$ 582,941</u>	<u>\$ -</u>	<u>\$ 791</u>	<u>\$ 583,732</u>
Fund Balances				
Total Fund Balance	<u>\$ 211,395</u>	<u>\$ 909,384</u>	<u>\$ 1,888,570</u>	<u>\$ 3,009,349</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 794,336</u>	<u>\$ 909,384</u>	<u>\$ 1,889,360</u>	<u>\$ 3,593,081</u>

Reserve Fund Activity: September 2021	
Beginning Balance Jan. 1, 2021	\$ 1,856,600
Contribution from Operating Fund: Jan. - Sept.	\$ 175,000
Interest from Reserve Investments: Jan. - Sept.	\$ 10,919
Reserve Expenditures: Jan. - Sept.	\$ (153,949)
Reserve Fund Balance September 30, 2021	\$ 1,888,570

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	1,889,730	1,889,730	2,267,676
Fees and Reimbursed Expenses	12,806	9,500	154,135	129,250	147,000
Investment Income	34	750	492	8,450	10,000
Other	0	0	2,502	0	0
TOTAL REVENUES	201,813	199,223	2,046,858	2,027,430	2,424,676
OPERATING EXPENSES					
Common Areas	76,374	123,705	856,927	978,817	1,142,660
Recreation Centers	16,761	23,159	247,805	261,042	308,200
Lakes	688	1,600	7,696	16,233	19,500
General Maintenance	11,875	14,500	144,311	147,433	182,200
Administration	61,719	59,460	614,796	617,900	765,800
Designated Unrestricted Expenses	0	0	6,300	0	0
TOTAL OPERATING EXPENSES	167,417	222,424	1,877,835	2,021,425	2,418,360
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 34,396	\$ (23,201)	\$ 169,024	\$ 6,005	\$ 6,316
Less: Transfer to Reserve	\$ -	\$ (25,000)	\$ (175,000)	\$ (250,000)	\$ (301,000)
Less: Depreciation	\$ -	\$ (6,600)	\$ (52,800)	\$ (66,000)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ 34,396	\$ (54,801)	\$ (58,776)	\$ (309,995)	\$ (374,684)

Unaudited, Draft Interim Reports for Management Purposes Only