

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending December 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	\$ 412,910	\$ -	\$ 436,440	\$ 849,350
Short-Term Investments	\$ 415,000		\$ 1,377,000	\$ 1,792,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 7,959			\$ 7,959
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 39,051			\$ 39,051
Total Current Assets	<u>\$ 874,959</u>	<u>\$ -</u>	<u>\$ 1,814,589</u>	<u>\$ 2,689,547</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		3,563,751		3,563,751
Accumulated Depreciation		(2,609,320)		(2,609,320)
Total Fixed Assets	<u>-</u>	<u>954,431</u>	<u>-</u>	<u>954,431</u>
TOTAL ASSETS	<u>\$ 876,959</u>	<u>\$ 954,431</u>	<u>\$ 1,814,589</u>	<u>\$ 3,645,979</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 31,695			\$ 31,695
Accounts Payable - Reserves			\$ 800	\$ 800
Unearned Income	\$ -			\$ -
Payroll Expenses Payable	\$ 19,949			\$ 19,949
Prepaid Owner Assessments	\$ 623,998			\$ 623,998
Total Current Liabilities	<u>\$ 675,642</u>	<u>\$ -</u>	<u>\$ 800</u>	<u>\$ 676,442</u>
Fund Balances				
Total Fund Balance	<u>\$ 201,317</u>	<u>\$ 954,431</u>	<u>\$ 1,813,789</u>	<u>\$ 2,969,537</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 876,959</u>	<u>\$ 954,431</u>	<u>\$ 1,814,589</u>	<u>\$ 3,645,979</u>

Reserve Fund Activity: December 2021	
Beginning Balance Jan. 1, 2021	\$ 1,856,600
Contribution from Operating Fund: Jan. - Dec.	\$ 225,000
Interest from Reserve Investments: Jan. - Dec.	\$ 10,573
Reserve Expenditures: Jan. - Dec.	\$ (278,388)
Reserve Fund Balance December 31, 2021	\$ 1,813,789

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	2,267,676	2,267,676	2,267,676
Fees and Reimbursed Expenses	10,010	8,350	176,066	147,000	147,000
Investment Income	-13	750	512	10,000	10,000
Other	0	0	2,502	0	0
TOTAL REVENUES	198,970	198,073	2,446,755	2,424,676	2,424,676
OPERATING EXPENSES					
Common Areas	57,729	75,088	1,017,165	1,142,660	1,142,660
Recreation Centers	26,407	26,633	302,270	308,200	308,200
Lakes	654	1,667	9,084	19,500	19,500
General Maintenance	26,758	18,517	185,975	182,200	182,200
Administration	69,550	72,740	761,465	765,800	765,800
Designated Unrestricted Expenses	-6,300	0	0	0	0
TOTAL OPERATING EXPENSES	174,797	194,645	2,275,959	2,418,360	2,418,360
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 24,172	\$ 3,428	\$ 170,796	\$ 6,316	\$ 6,316
Less: Transfer to Reserve	\$ (50,000)	\$ (26,000)	\$ (225,000)	\$ (301,000)	\$ (301,000)
Less: Depreciation	\$ (897)	\$ (7,400)	\$ (66,897)	\$ (80,000)	\$ (80,000)
EXCESS (DEFICIT) OF REVENUES	\$ (26,725)	\$ (29,972)	\$ (121,101)	\$ (374,684)	\$ (374,684)

Unaudited, Draft Interim Reports for Management Purposes Only