

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending January 31, 2022

	<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	\$ 565,542	\$ -	\$ 384,229	\$ 949,771
Short-Term Investments	\$ 415,000		\$ 1,377,000	\$ 1,792,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 131,018			\$ 131,018
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 31,030			\$ 31,030
Total Current Assets	<u>\$ 1,142,628</u>	<u>\$ -</u>	<u>\$ 1,762,378</u>	<u>\$ 2,905,006</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		(2,614,720)		(2,614,720)
Total Fixed Assets	<u>-</u>	<u>949,031</u>	<u>-</u>	<u>949,031</u>
TOTAL ASSETS	<u>\$ 1,144,628</u>	<u>\$ 949,031</u>	<u>\$ 1,762,378</u>	<u>\$ 3,856,038</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 25,209			\$ 25,209
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 786,105			\$ 786,105
Payroll Expenses Payable	\$ 19,949			\$ 19,949
Prepaid Owner Assessments	\$ 80,844			\$ 80,844
Total Current Liabilities	<u>\$ 912,107</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 912,107</u>
Fund Balances				
Total Fund Balance	<u>\$ 232,521</u>	<u>\$ 949,031</u>	<u>\$ 1,762,378</u>	<u>\$ 2,943,931</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,144,628</u>	<u>\$ 949,031</u>	<u>\$ 1,762,378</u>	<u>\$ 3,856,038</u>

Reserve Fund Activity: January 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan.	\$ 22,000
Interest from Reserve Investments: Jan.	\$ 98
Reserve Expenditures: Jan.	\$ (73,509)
Reserve Fund Balance January 31, 2022	\$ 1,762,378

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending January 31, 2022**

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	188,973	188,973	2,267,676
Fees and Reimbursed Expenses	8,405	9,000	8,405	9,000	168,000
Investment Income	72	300	72	300	4,000
Other	0	0	0	0	0
TOTAL REVENUES	197,450	198,273	197,450	198,273	2,439,676
OPERATING EXPENSES					
Common Areas	58,913	61,682	58,913	61,682	1,112,480
Recreation Centers	19,647	23,550	19,647	23,550	318,400
Lakes	654	1,300	654	1,300	16,500
General Maintenance	10,578	14,487	10,578	14,487	201,000
Administration	46,459	52,345	46,459	52,345	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	136,251	153,364	136,251	153,364	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 61,199	\$ 44,909	\$ 61,199	\$ 44,909	\$ (7,354)
Less: Transfer to Reserve	\$ (22,000)	\$ (22,000)	\$ (22,000)	\$ (22,000)	\$ (275,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (5,400)	\$ (5,400)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ 33,799	\$ 17,509	\$ 33,799	\$ 17,509	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only