

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending July 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	\$ 401,886	\$ -	\$ 208,552	\$ 610,438
Short-Term Investments	\$ 415,000		\$ 1,277,000	\$ 1,692,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 131,175			\$ 131,175
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 77,104			\$ 77,104
Total Current Assets	<u>\$ 1,025,204</u>	<u>\$ -</u>	<u>\$ 1,486,701</u>	<u>\$ 2,511,904</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		(2,647,120)		(2,647,120)
Total Fixed Assets	<u>-</u>	<u>916,631</u>	<u>-</u>	<u>916,631</u>
TOTAL ASSETS	<u>\$ 1,027,204</u>	<u>\$ 916,631</u>	<u>\$ 1,486,701</u>	<u>\$ 3,430,536</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 53,994			\$ 53,994
Accounts Payable - Reserves			\$ 949	\$ 949
Unearned Income	\$ 786,105			\$ 786,105
Payroll Expenses Payable	\$ 19,242			\$ 19,242
Prepaid Owner Assessments	\$ 643,122			\$ 643,122
Total Current Liabilities	<u>\$ 1,502,463</u>	<u>\$ -</u>	<u>\$ 949</u>	<u>\$ 1,503,412</u>
Fund Balances				
Total Fund Balance	<u>\$ (475,260)</u>	<u>\$ 916,631</u>	<u>\$ 1,485,752</u>	<u>\$ 1,927,123</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,027,204</u>	<u>\$ 916,631</u>	<u>\$ 1,486,701</u>	<u>\$ 3,430,536</u>

Reserve Fund Activity: July 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Jul.	\$ 154,000
Interest from Reserve Investments: Jan. - Jul.	\$ 2,809
Reserve Expenditures: Jan. - Jul.	\$ (484,847)
Reserve Fund Balance July 31, 2022	<u>\$ 1,485,752</u>

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

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	1,322,811	1,322,811	2,267,676
Fees and Reimbursed Expenses	10,203	12,650	96,606	94,950	168,000
Investment Income	67	300	473	2,100	4,000
Other	0	0	0	0	0
TOTAL REVENUES	199,242	201,923	1,419,890	1,419,861	2,439,676
OPERATING EXPENSES					
Common Areas	89,672	104,732	674,555	677,022	1,112,480
Recreation Centers	44,383	43,158	209,350	204,008	318,400
Lakes	1,283	1,400	5,418	9,300	16,500
General Maintenance	18,059	21,880	100,531	113,300	201,000
Administration	75,169	78,800	414,096	442,970	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	228,566	249,970	1,403,950	1,446,600	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (29,324)	\$ (48,047)	\$ 15,940	\$ (26,739)	\$ (7,354)
Less: Transfer to Reserve	\$ (22,000)	\$ (22,000)	\$ (154,000)	\$ (154,000)	\$ (275,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (37,800)	\$ (37,800)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (56,724)	\$ (75,447)	\$ (175,860)	\$ (218,539)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only