

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending August 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	\$ 298,021	\$ -	\$ 230,196	\$ 528,218
Short-Term Investments	\$ 415,000		\$ 1,277,000	\$ 1,692,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 44,456			\$ 44,456
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 66,379			\$ 66,379
Total Current Assets	<u>\$ 823,894</u>	<u>\$ -</u>	<u>\$ 1,508,345</u>	<u>\$ 2,332,239</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ -	\$ -
Interfund Balance	\$ 4,999		\$ (4,999)	
Refundable Deposits	\$ 2,000		-	\$ 2,000
Total Other Assets	<u>\$ 6,999</u>	<u>\$ -</u>	<u>\$ (4,999)</u>	<u>\$ 2,000</u>
Fixed Assets				
Property & Equipment		3,563,751		3,563,751
Accumulated Depreciation		(2,652,520)		(2,652,520)
Total Fixed Assets	<u>-</u>	<u>911,231</u>	<u>-</u>	<u>911,231</u>
TOTAL ASSETS	<u>\$ 830,894</u>	<u>\$ 911,231</u>	<u>\$ 1,503,347</u>	<u>\$ 3,245,471</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 66,171			\$ 66,171
Accounts Payable - Reserves			\$ 6,283	\$ 6,283
Unearned Income	\$ 628,884			\$ 628,884
Payroll Expenses Payable	\$ 16,960			\$ 16,960
Prepaid Owner Assessments	\$ 75,417			\$ 75,417
Total Current Liabilities	<u>\$ 787,432</u>	<u>\$ -</u>	<u>\$ 6,283</u>	<u>\$ 793,715</u>
Fund Balances				
Total Fund Balance	<u>\$ 43,462</u>	<u>\$ 911,231</u>	<u>\$ 1,497,064</u>	<u>\$ 2,451,756</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 830,894</u>	<u>\$ 911,231</u>	<u>\$ 1,503,347</u>	<u>\$ 3,245,471</u>

Reserve Fund Activity: August 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Aug.	\$ 176,000
Interest from Reserve Investments: Jan. - Aug.	\$ 3,402
Reserve Expenditures: Jan. - Aug.	\$ (496,127)
Reserve Fund Balance August 31, 2022	\$ 1,497,064

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	188,973	188,973	1,511,784	1,511,784	2,267,676
Fees and Reimbursed Expenses	19,823	21,200	116,429	116,150	168,000
Investment Income	455	300	928	2,400	4,000
Other	0	0	0	0	0
TOTAL REVENUES	209,251	210,473	1,629,141	1,630,334	2,439,676
OPERATING EXPENSES					
Common Areas	84,386	85,482	758,941	762,503	1,112,480
Recreation Centers	41,032	28,808	250,382	231,816	318,400
Lakes	906	1,400	6,324	10,700	16,500
General Maintenance	14,634	15,330	115,164	128,630	201,000
Administration	55,854	62,425	469,950	505,395	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	196,812	193,445	1,600,762	1,639,044	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ 12,439	\$ 17,028	\$ 28,379	\$ (8,710)	\$ (7,354)
Less: Transfer to Reserve	\$ (22,000)	\$ (22,000)	\$ (176,000)	\$ (176,000)	\$ (275,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (43,200)	\$ (43,200)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (14,961)	\$ (10,372)	\$ (190,821)	\$ (227,910)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only