

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending September 30, 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	\$ 165,660	\$ -	\$ 271,412	\$ 437,071
Short-Term Investments	\$ 415,000		\$ 1,178,000	\$ 1,593,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 31,252			\$ 31,252
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 59,530			\$ 59,530
Total Current Assets	<u>\$ 671,480</u>	<u>\$ -</u>	<u>\$ 1,450,560</u>	<u>\$ 2,122,040</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ -	\$ -
Interfund Balance	\$ -		\$ -	
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		(2,652,520)		(2,652,520)
Total Fixed Assets	<u>-</u>	<u>911,231</u>	<u>-</u>	<u>911,231</u>
TOTAL ASSETS	<u>\$ 673,480</u>	<u>\$ 911,231</u>	<u>\$ 1,450,561</u>	<u>\$ 3,035,271</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 56,239			\$ 56,239
Accounts Payable - Reserves				\$ -
Unearned Income	\$ 471,663			\$ 471,663
Payroll Expenses Payable	\$ 17,617			\$ 17,617
Prepaid Owner Assessments	\$ 82,742			\$ 82,742
Total Current Liabilities	<u>\$ 628,261</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 628,261</u>
Fund Balances				
Total Fund Balance	<u>\$ 45,219</u>	<u>\$ 911,231</u>	<u>\$ 1,450,561</u>	<u>\$ 2,407,011</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 673,480</u>	<u>\$ 911,231</u>	<u>\$ 1,450,561</u>	<u>\$ 3,035,271</u>

Reserve Fund Activity: September 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Sept.	\$ 176,000
Interest from Reserve Investments: Jan. - Sept.	\$ 4,542
Reserve Expenditures: Jan. - Sept.	\$ (543,769)
Reserve Fund Balance September 30, 2022	\$ 1,450,561

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending September 30, 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	1,700,757	1,700,757	2,267,676
Fees and Reimbursed Expenses	10,249	13,550	126,678	129,700	168,000
Investment Income	80	400	1,007	2,800	4,000
Other	0	0	0	0	0
TOTAL REVENUES	199,302	202,923	1,828,443	1,833,257	2,439,676
OPERATING EXPENSES					
Common Areas	76,385	80,607	835,327	843,110	1,112,480
Recreation Centers	25,685	21,225	276,067	253,041	318,400
Lakes	781	1,300	7,105	12,000	16,500
General Maintenance	22,657	19,280	137,821	147,910	201,000
Administration	72,037	74,225	541,987	579,620	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	197,545	196,637	1,798,307	1,835,681	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 1,756	\$ 6,286	\$ 30,136	\$ (2,424)	\$ (7,354)
Less: Transfer to Reserve	\$ -	\$ (22,000)	\$ (176,000)	\$ (198,000)	\$ (275,000)
Less: Depreciation	\$ -	\$ (5,400)	\$ (43,200)	\$ (48,600)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ 1,756	\$ (21,114)	\$ (189,064)	\$ (249,024)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only