

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending November 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	\$ 54,287	\$ -	\$ 244,938	\$ 299,224
Short-Term Investments	\$ 315,000		\$ 1,198,000	\$ 1,513,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 24,262			\$ 24,262
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 35,699			\$ 35,699
Total Current Assets	<u>\$ 429,285</u>	<u>\$ -</u>	<u>\$ 1,444,086</u>	<u>\$ 1,873,372</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>\$ 431,285</u>	<u>\$ 911,231</u>	<u>\$ 1,444,087</u>	<u>\$ 2,786,603</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 48,093			\$ 48,093
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 157,221			\$ 157,221
Payroll Expenses Payable	\$ 25,751			\$ 25,751
Prepaid Owner Assessments	\$ 201,895			\$ 201,895
Total Current Liabilities	<u>\$ 432,959</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 432,959</u>
Fund Balances				
Total Fund Balance	<u>\$ (1,674)</u>	<u>\$ 911,231</u>	<u>\$ 1,444,087</u>	<u>\$ 2,353,644</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 431,285</u>	<u>\$ 911,231</u>	<u>\$ 1,444,087</u>	<u>\$ 2,786,603</u>

Reserve Fund Activity: November 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Nov.	\$ 200,000
Interest from Reserve Investments: Jan. - Nov.	\$ 7,092
Reserve Expenditures: Jan. - Nov.	\$ (576,798)
Reserve Fund Balance November 30, 2022	\$ 1,444,087

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending November 30, 2022**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual</u>
	Actual	Budget	Actual	Budget	Budget
OPERATING REVENUES					
Assessments Income	188,973	188,973	2,078,703	2,078,703	2,267,676
Fees and Reimbursed Expenses	8,422	12,400	146,369	155,100	168,000
Investment Income	34	400	1,692	3,600	4,000
Other	0	0	0	0	0
TOTAL REVENUES	197,429	201,773	2,226,764	2,237,403	2,439,676
OPERATING EXPENSES					
Common Areas	82,310	82,132	1,052,738	1,036,148	1,112,480
Recreation Centers	22,862	22,075	321,805	296,700	318,400
Lakes	660	1,400	8,968	14,700	16,500
General Maintenance	14,148	14,530	166,750	177,220	201,000
Administration	69,137	71,050	669,089	714,495	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	189,117	191,187	2,219,349	2,239,263	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 8,312	\$ 10,586	\$ 7,415	\$ (1,860)	\$ (7,354)
Less: Transfer to Reserve	\$ (24,000)	\$ (25,000)	\$ (200,000)	\$ (245,000)	\$ (275,000)
Less: Depreciation	\$ -	\$ (5,400)	\$ (43,200)	\$ (59,400)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (15,688)	\$ (19,814)	\$ (235,785)	\$ (306,260)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only