

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending October 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	\$ 152,858	\$ -	\$ 232,403	\$ 385,261
Short-Term Investments	\$ 315,000		\$ 1,198,000	\$ 1,513,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 25,558			\$ 25,558
Interest Receivable	\$ 38		\$ 1,149	\$ 1,187
Interfund Balance	-		-	-
Prepaid Expenses	\$ 45,598			\$ 45,598
Total Current Assets	<u>\$ 539,053</u>	<u>\$ -</u>	<u>\$ 1,431,551</u>	<u>\$ 1,970,604</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>\$ 541,053</u>	<u>\$ 911,231</u>	<u>\$ 1,431,552</u>	<u>\$ 2,883,836</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 97,734			\$ 97,734
Accounts Payable - Reserves			\$ 4,844	\$ 4,844
Unearned Income	\$ 314,442			\$ 314,442
Payroll Expenses Payable	\$ 18,302			\$ 18,302
Prepaid Owner Assessments	\$ 89,670			\$ 89,670
Total Current Liabilities	<u>\$ 520,147</u>	<u>\$ -</u>	<u>\$ 4,844</u>	<u>\$ 524,991</u>
Fund Balances				
Total Fund Balance	<u>\$ 20,906</u>	<u>\$ 911,231</u>	<u>\$ 1,426,708</u>	<u>\$ 2,358,845</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 541,053</u>	<u>\$ 911,231</u>	<u>\$ 1,431,552</u>	<u>\$ 2,883,836</u>

Reserve Fund Activity: October 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Oct.	\$ 176,000
Interest from Reserve Investments: Jan. - Oct.	\$ 6,194
Reserve Expenditures: Jan. - Oct.	\$ (569,276)
Reserve Fund Balance October 31, 2022	\$ 1,426,708

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending October 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	1,889,730	1,889,730	2,267,676
Fees and Reimbursed Expenses	11,269	13,000	137,947	142,700	168,000
Investment Income	651	400	1,658	3,200	4,000
Other	0	0	0	0	0
TOTAL REVENUES	200,893	202,373	2,029,335	2,035,630	2,439,676
OPERATING EXPENSES					
Common Areas	133,216	110,907	968,543	954,017	1,112,480
Recreation Centers	22,876	21,584	298,943	274,625	318,400
Lakes	1,202	1,300	8,308	13,300	16,500
General Maintenance	14,781	14,780	152,602	162,690	201,000
Administration	57,964	63,825	599,952	643,445	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	230,041	212,396	2,028,348	2,048,077	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (29,148)	\$ (10,023)	\$ 988	\$ (12,447)	\$ (7,354)
Less: Transfer to Reserve	\$ -	\$ (22,000)	\$ (176,000)	\$ (220,000)	\$ (275,000)
Less: Depreciation	\$ -	\$ (5,400)	\$ (43,200)	\$ (54,000)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (29,148)	\$ (37,423)	\$ (218,212)	\$ (286,447)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only