

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending December 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	\$ 365,340	\$ -	\$ 267,161	\$ 632,501
Short-Term Investments	\$ 315,000		\$ 1,198,000	\$ 1,513,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 12,557			\$ 12,557
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 45,071			\$ 45,071
Total Current Assets	<u>\$ 739,673</u>	<u>\$ -</u>	<u>\$ 1,471,222</u>	<u>\$ 2,210,895</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		3,684,081		3,684,081
Accumulated Depreciation		<u>(2,683,026)</u>		<u>(2,683,026)</u>
Total Fixed Assets	<u>-</u>	<u>1,001,055</u>	<u>-</u>	<u>1,001,055</u>
TOTAL ASSETS	<u>\$ 741,673</u>	<u>\$ 1,001,055</u>	<u>\$ 1,471,222</u>	<u>\$ 3,213,950</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 29,947			\$ 29,947
Accounts Payable - Reserves			\$ 10,984	\$ 10,984
Unearned Income	\$ -			\$ -
Payroll Expenses Payable	\$ 24,365			\$ 24,365
Prepaid Owner Assessments	\$ 687,972			\$ 687,972
Total Current Liabilities	<u>\$ 742,284</u>	<u>\$ -</u>	<u>\$ 10,984</u>	<u>\$ 753,268</u>
Fund Balances				
Total Fund Balance	<u>\$ (611)</u>	<u>\$ 1,001,055</u>	<u>\$ 1,460,238</u>	<u>\$ 2,460,682</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 741,673</u>	<u>\$ 1,001,055</u>	<u>\$ 1,471,222</u>	<u>\$ 3,213,950</u>

Reserve Fund Activity: December 2022	
Beginning Balance Jan. 1, 2022	\$ 1,813,789
Contribution from Operating Fund: Jan. - Dec.	\$ 225,000
Interest from Reserve Investments: Jan. - Dec.	\$ 12,455
Reserve Expenditures: Jan. - Dec.	\$ (591,006)
Reserve Fund Balance December 31, 2022	\$ 1,460,238

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending December 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	2,267,676	2,267,676	2,267,676
Fees and Reimbursed Expenses	7,056	12,900	153,424	168,000	168,000
Investment Income	2,471	400	4,164	4,000	4,000
Other	0	0	0	0	0
TOTAL REVENUES	198,500	202,273	2,425,264	2,439,676	2,439,676
OPERATING EXPENSES					
Common Areas	58,789	76,382	1,111,527	1,112,480	1,112,480
Recreation Centers	22,490	22,200	344,295	318,400	318,400
Lakes	660	1,450	9,628	16,500	16,500
General Maintenance	22,780	23,780	189,530	201,000	201,000
Administration	77,469	82,555	746,607	798,650	798,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	182,188	206,367	2,401,587	2,447,030	2,447,030
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 16,312	\$ (4,094)	\$ 23,677	\$ (7,354)	\$ (7,354)
Less: Transfer to Reserve	\$ (25,000)	\$ (33,000)	\$ (225,000)	\$ (275,000)	\$ (275,000)
Less: Depreciation	\$ (30,507)	\$ (5,600)	\$ (73,707)	\$ (65,000)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (39,195)	\$ (42,694)	\$ (275,030)	\$ (347,354)	\$ (347,354)

Unaudited, Draft Interim Reports for Management Purposes Only