

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending February 28, 2023

	Operating Fund	Restricted Funds		Total
	Current Operations	Capital Fund	Reserve Fund	
ASSETS				
Current Assets				
Cash	\$ 432,732	\$ -	\$ 280,279	\$ 713,011
Short-Term Investments	\$ 315,000		\$ 1,023,000	\$ 1,338,000
Long-Term Investments			\$ 175,000	\$ 175,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 91,320			\$ 91,320
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 90,154			\$ 90,154
Total Current Assets	\$ 930,911	\$ -	\$ 1,484,341	\$ 2,415,252
Other Assets				
Long-Term Investments	\$ -	-	\$ -	\$ -
Interfund Balance	\$ -		\$ -	
Refundable Deposits	\$ 2,000		\$ -	\$ 2,000
Total Other Assets	\$ 2,000	\$ -	\$ -	\$ 2,000
Fixed Assets				
Property & Equipment		3,684,081		3,684,081
Accumulated Depreciation		(2,693,826)		(2,693,826)
Total Fixed Assets	-	990,255	-	990,255
TOTAL ASSETS	\$ 932,911	\$ 990,255	\$ 1,484,341	\$ 3,407,506
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 34,178			\$ 34,178
Accounts Payable - Reserves			\$ 6,262	\$ 6,262
Unearned Income	\$ 698,760			\$ 698,760
Payroll Expenses Payable	\$ 24,209			\$ 24,209
Prepaid Owner Assessments	\$ 110,188			\$ 110,188
Total Current Liabilities	\$ 867,335	\$ -	\$ 6,262	\$ 873,597
Fund Balances				
Total Fund Balance	\$ 65,576	\$ 990,255	\$ 1,478,079	\$ 2,533,909
TOTAL LIABILITIES & FUND BALANCES	\$ 932,911	\$ 990,255	\$ 1,484,341	\$ 3,407,506

Reserve Fund Activity: February 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Feb.	\$ 40,000
Interest from Reserve Investments: Jan. - Feb.	\$ 2,719
Reserve Expenditures: Jan. - Feb.	\$ (24,879)
Reserve Fund Balance December 31, 2022	\$ 1,478,078

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending February 28, 2023**

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,970	209,970	419,940	419,940	2,519,640
Fees and Reimbursed Expenses	23,297	20,000	27,652	27,700	168,000
Investment Income	150	400	1,048	800	5,000
Other	0	0	0	0	0
TOTAL REVENUES	233,417	230,370	448,640	448,440	2,692,640
OPERATING EXPENSES					
Common Areas	85,542	90,350	150,564	159,200	1,213,600
Recreation Centers	18,877	21,675	43,658	48,920	354,450
Lakes	660	1,110	1,320	2,220	13,000
General Maintenance	20,051	20,930	31,687	33,560	209,700
Administration	56,032	59,580	105,348	118,910	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	181,162	193,645	332,577	362,810	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ 52,254	\$ 36,725	\$ 116,063	\$ 85,630	\$ 45,590
Less: Transfer to Reserve	\$ (15,000)	\$ (15,000)	\$ (40,000)	\$ (40,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (10,800)	\$ (10,800)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ 31,854	\$ 16,325	\$ 65,263	\$ 34,830	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only