

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending January 31, 2023

| | <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 | \$ 558,670 | \$ - | \$ 273,061 | \$ 831,731 |
| Short-Term Investments | \$ 315,000 | | \$ 1,023,000 | \$ 1,338,000 |
| Long-Term Investments | | | \$ 175,000 | |
| Accounts Receivable (less Allowance for Doubtful Accounts) | \$ 135,624 | | | \$ 135,624 |
| Interest Receivable | \$ 1,705 | | \$ 6,061 | \$ 7,766 |
| Interfund Balance | - | | - | - |
| Prepaid Expenses | \$ 34,310 | | | \$ 34,310 |
| Total Current Assets | <u>\$ 1,045,309</u> | <u>\$ -</u> | <u>\$ 1,477,123</u> | <u>\$ 2,347,432</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 | | (2,688,426) | | (2,688,426) |
| Total Fixed Assets | <u>-</u> | <u>995,655</u> | <u>-</u> | <u>995,655</u> |
| TOTAL ASSETS | <u>\$ 1,047,309</u> | <u>\$ 995,655</u> | <u>\$ 1,477,123</u> | <u>\$ 3,345,086</u> |
| LIABILITIES & FUND BALANCES | | | | |
| Current Liabilities | | | | |
| Accounts Payable - Operating | \$ 27,139 | | | \$ 27,139 |
| Accounts Payable - Reserves | | | \$ 2,624 | \$ 2,624 |
| Unearned Income | \$ 873,450 | | | \$ 873,450 |
| Payroll Expenses Payable | \$ 24,365 | | | \$ 24,365 |
| Prepaid Owner Assessments | \$ 94,033 | | | \$ 94,033 |
| Total Current Liabilities | <u>\$ 1,018,987</u> | <u>\$ -</u> | <u>\$ 2,624</u> | <u>\$ 1,021,612</u> |
| Fund Balances | | | | |
| Total Fund Balance | <u>\$ 28,321</u> | <u>\$ 995,655</u> | <u>\$ 1,474,498</u> | <u>\$ 2,323,474</u> |
| TOTAL LIABILITIES & FUND BALANCES | <u>\$ 1,047,309</u> | <u>\$ 995,655</u> | <u>\$ 1,477,123</u> | <u>\$ 3,345,086</u> |

| Reserve Fund Activity: January 2023 | |
|--|---------------------|
| Beginning Balance Jan. 1, 2023 | \$ 1,460,238 |
| Contribution from Operating Fund: Jan. | \$ 25,000 |
| Interest from Reserve Investments: Jan. | \$ 2,170 |
| Reserve Expenditures: Jan. | \$ (12,910) |
| Reserve Fund Balance January 31, 2023 | \$ 1,474,498 |

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending January 31, 2023**

| | Current Period | | Year-to-Date | | Annual Budget |
|---|-----------------------|------------------|---------------------|------------------|--------------------------|
| | Actual | Budget | Actual | Budget | |
| OPERATING REVENUES | | | | | |
| Assessments Income | 209,970 | 209,970 | 209,970 | 209,970 | 2,519,640 |
| Fees and Reimbursed Expenses | 4,356 | 7,700 | 4,356 | 7,700 | 168,000 |
| Investment Income | 898 | 400 | 898 | 400 | 5,000 |
| Other | 0 | 0 | 0 | 0 | 0 |
| TOTAL REVENUES | 215,223 | 218,070 | 215,223 | 218,070 | 2,692,640 |
| OPERATING EXPENSES | | | | | |
| Common Areas | 65,022 | 68,850 | 65,022 | 68,850 | 1,213,600 |
| Recreation Centers | 24,780 | 27,220 | 24,780 | 27,220 | 354,450 |
| Lakes | 660 | 1,110 | 660 | 1,110 | 13,000 |
| General Maintenance | 11,635 | 12,630 | 11,635 | 12,630 | 209,700 |
| Administration | 49,316 | 59,330 | 49,316 | 59,330 | 856,300 |
| Designated Unrestricted Expenses | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSES | 151,414 | 169,140 | 151,414 | 169,140 | 2,647,050 |
| EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES | | | | | |
| | \$ 63,809 | \$ 48,930 | \$ 63,809 | \$ 48,930 | \$ 45,590 |
| Less: Transfer to Reserve | \$ (25,000) | \$ (25,000) | \$ (25,000) | \$ (25,000) | \$ (200,000) |
| Less: Depreciation | \$ (5,400) | \$ (5,400) | \$ (5,400) | \$ (5,400) | \$ (65,000) |
| EXCESS (DEFICIT) OF REVENUES | \$ 33,409 | \$ 18,530 | \$ 33,409 | \$ 18,530 | \$ (219,410) |

Unaudited, Draft Interim Reports for Management Purposes Only