

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

	Operating Fund	Restricted Funds		Total
	Current Operations	Capital Fund	Reserve Fund	
<b>ASSETS</b>				
Current Assets				
Cash	\$ 334,604	\$ -	\$ 251,096	\$ 585,700
Short-Term Investments	\$ 315,000		\$ 898,000	\$ 1,213,000
Long-Term Investments			\$ 300,000	\$ 300,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 51,097			\$ 51,097
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 81,695			\$ 81,695
Total Current Assets	\$ 784,101	\$ -	\$ 1,455,158	\$ 2,239,259
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		(2,699,226)		(2,699,226)
Total Fixed Assets	-	984,855	-	984,855
<b>TOTAL ASSETS</b>	<b>\$ 786,101</b>	<b>\$ 984,855</b>	<b>\$ 1,455,158</b>	<b>\$ 3,226,114</b>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 49,659			\$ 49,659
Accounts Payable - Reserves			\$ 35,492	\$ 35,492
Unearned Income	\$ 524,070			\$ 524,070
Payroll Expenses Payable	\$ 24,610			\$ 24,610
Prepaid Owner Assessments	\$ 108,263			\$ 108,263
Total Current Liabilities	\$ 706,602	\$ -	\$ 35,492	\$ 742,094
Fund Balances				
Total Fund Balance	\$ 79,499	\$ 984,855	\$ 1,419,666	\$ 2,484,020
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 786,101</b>	<b>\$ 984,855</b>	<b>\$ 1,455,158</b>	<b>\$ 3,226,114</b>

<b>Reserve Fund Activity: March 2023</b>	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Mar.	\$ 56,000
Interest from Reserve Investments: Jan. - Mar.	\$ 5,929
Reserve Expenditures: Jan. - Mar.	\$ (102,501)
<b>Reserve Fund Balance March 31, 2023</b>	<b>\$ 1,419,666</b>

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

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	
<b>OPERATING REVENUES</b>					
Assessments Income	209,970	209,970	629,910	629,910	2,519,640
Fees and Reimbursed Expenses	8,567	8,400	36,219	36,100	168,000
Investment Income	1,034	350	2,082	1,150	5,000
Other	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>219,571</b>	<b>218,720</b>	<b>668,211</b>	<b>667,160</b>	<b>2,692,640</b>
<b>OPERATING EXPENSES</b>					
Common Areas	89,344	90,250	239,908	249,450	1,213,600
Recreation Centers	24,207	25,525	67,864	74,445	354,450
Lakes	887	1,110	2,207	3,330	13,000
General Maintenance	14,863	15,480	46,549	49,040	209,700
Administration	59,890	67,280	165,238	186,190	856,300
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>189,190</b>	<b>199,645</b>	<b>521,766</b>	<b>562,455</b>	<b>2,647,050</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>					
	<b>\$ 30,381</b>	<b>\$ 19,075</b>	<b>\$ 146,444</b>	<b>\$ 104,705</b>	<b>\$ 45,590</b>
Less: Transfer to Reserve	\$ (16,000)	\$ (16,000)	\$ (56,000)	\$ (56,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (16,200)	\$ (16,200)	\$ (65,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ 8,981</b>	<b>\$ (2,325)</b>	<b>\$ 74,244</b>	<b>\$ 32,505</b>	<b>\$ (219,410)</b>

Unaudited, Draft Interim Reports for Management Purposes Only