

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending June 30, 2023**

	<u>Operating Fund</u>	<u>Restricted Funds</u>		<u>Total</u>
	<u>Current Operations</u>	<u>Capital Fund</u>	<u>Reserve Fund</u>	
<b>ASSETS</b>				
Current Assets				
Cash	\$ 458,948	\$ -	\$ 186,178	\$ 645,125
Short-Term Investments	\$ 320,000		\$ 578,000	\$ 898,000
Long-Term Investments			\$ 620,000	\$ 620,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 22,349			\$ 22,349
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 86,286			\$ 86,286
Total Current Assets	<u>\$ 889,287</u>	<u>\$ -</u>	<u>\$ 1,390,239</u>	<u>\$ 2,279,526</u>
Other Assets				
Long-Term Investments	\$ -	-	\$ -	\$ -
Interfund Balance	\$ 2,504		\$ (2,504)	
Refundable Deposits	\$ 2,000		-	\$ 2,000
Total Other Assets	<u>\$ 4,504</u>	<u>\$ -</u>	<u>\$ (2,504)</u>	<u>\$ 2,000</u>
Fixed Assets				
Property & Equipment		3,684,081		3,684,081
Accumulated Depreciation		(2,715,426)		(2,715,426)
Total Fixed Assets	<u>-</u>	<u>968,655</u>	<u>-</u>	<u>968,655</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 893,791</b></u>	<u><b>\$ 968,655</b></u>	<u><b>\$ 1,387,735</b></u>	<u><b>\$ 3,250,181</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 63,958			\$ 63,958
Accounts Payable - Reserves			\$ 16,673	\$ 16,673
Unearned Income	\$ -			\$ -
Payroll Expenses Payable	\$ 24,104			\$ 24,104
Prepaid Owner Assessments	\$ 750,446			\$ 750,446
Total Current Liabilities	<u>\$ 838,507</u>	<u>\$ -</u>	<u>\$ 16,673</u>	<u>\$ 855,180</u>
Fund Balances				
Total Fund Balance	<u>\$ 55,284</u>	<u>\$ 968,655</u>	<u>\$ 1,371,062</u>	<u>\$ 2,395,001</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 893,791</b></u>	<u><b>\$ 968,655</b></u>	<u><b>\$ 1,387,735</b></u>	<u><b>\$ 3,250,181</b></u>

<b>Reserve Fund Activity: June 2023</b>	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - June	\$ 121,000
Interest from Reserve Investments: Jan. - June	\$ 17,963
Reserve Expenditures: Jan. - June	\$ (228,140)
<b>Reserve Fund Balance June 30, 2023</b>	<b>\$ 1,371,062</b>

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending June 30, 2023**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
<b>OPERATING REVENUES</b>					
Assessments Income	209,970	209,970	1,259,820	1,259,820	2,519,640
Fees and Reimbursed Expenses	13,575	16,300	66,353	76,500	168,000
Investment Income	33	150	4,325	2,300	5,000
Other	5,023	0	5,023	0	0
<b>TOTAL REVENUES</b>	<b>228,602</b>	<b>226,420</b>	<b>1,335,521</b>	<b>1,338,620</b>	<b>2,692,640</b>
<b>OPERATING EXPENSES</b>					
Common Areas	102,212	106,850	515,854	541,200	1,213,600
Recreation Centers	37,826	38,425	153,860	160,870	354,450
Lakes	660	1,060	4,606	6,510	13,000
General Maintenance	22,874	24,080	97,643	104,180	209,700
Administration	80,971	87,380	375,047	407,680	856,300
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>244,542</b>	<b>257,795</b>	<b>1,147,010</b>	<b>1,220,440</b>	<b>2,647,050</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ (15,940)</b>	<b>\$ (31,375)</b>	<b>\$ 188,511</b>	<b>\$ 118,180</b>	<b>\$ 45,590</b>
Less: Transfer to Reserve	\$ (20,000)	\$ (15,000)	\$ (121,000)	\$ (101,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (32,400)	\$ (32,400)	\$ (65,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ (41,340)</b>	<b>\$ (51,775)</b>	<b>\$ 35,111</b>	<b>\$ (15,220)</b>	<b>\$ (219,410)</b>

Unaudited, Draft Interim Reports for Management Purposes Only