

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending May 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	\$ 83,045	\$ -	\$ 173,530	\$ 256,575
Short-Term Investments	\$ 320,000		\$ 678,000	\$ 998,000
Long-Term Investments			\$ 520,000	\$ 520,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 17,723			\$ 17,723
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 77,904			\$ 77,904
Total Current Assets	<u>\$ 500,377</u>	<u>\$ -</u>	<u>\$ 1,377,592</u>	<u>\$ 1,877,968</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		(2,710,026)		(2,710,026)
Total Fixed Assets	<u>-</u>	<u>974,055</u>	<u>-</u>	<u>974,055</u>
TOTAL ASSETS	<u>\$ 502,377</u>	<u>\$ 974,055</u>	<u>\$ 1,377,592</u>	<u>\$ 2,854,023</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 68,916			\$ 68,916
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 174,690			\$ 174,690
Payroll Expenses Payable	\$ 26,300			\$ 26,300
Prepaid Owner Assessments	\$ 140,493			\$ 140,493
Total Current Liabilities	<u>\$ 410,399</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 410,399</u>
Fund Balances				
Total Fund Balance	<u>\$ 91,978</u>	<u>\$ 974,055</u>	<u>\$ 1,377,592</u>	<u>\$ 2,443,624</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 502,377</u>	<u>\$ 974,055</u>	<u>\$ 1,377,592</u>	<u>\$ 2,854,023</u>

Reserve Fund Activity: May 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - May	\$ 101,000
Interest from Reserve Investments: Jan. - May	\$ 13,412
Reserve Expenditures: Jan. - May	\$ (197,058)
Reserve Fund Balance May 31, 2023	\$ 1,377,592

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,970	209,970	1,049,850	1,049,850	2,519,640
Fees and Reimbursed Expenses	8,609	13,250	52,778	60,200	168,000
Investment Income	1,627	500	4,292	2,150	5,000
Other	0	0	0	0	0
TOTAL REVENUES	220,206	223,720	1,106,919	1,112,200	2,692,640
OPERATING EXPENSES					
Common Areas	86,027	91,850	413,643	434,350	1,213,600
Recreation Centers	23,973	25,550	116,034	122,445	354,450
Lakes	1,028	1,060	3,946	5,450	13,000
General Maintenance	14,180	15,580	74,769	80,100	209,700
Administration	68,270	72,480	294,076	320,300	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	193,478	206,520	902,468	962,645	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ 26,728	\$ 17,200	\$ 204,451	\$ 149,555	\$ 45,590
Less: Transfer to Reserve	\$ (25,000)	\$ (15,000)	\$ (101,000)	\$ (86,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (27,000)	\$ (27,000)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (3,672)	\$ (3,200)	\$ 76,451	\$ 36,555	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only