

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending August 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	\$ 451,859	\$ -	\$ 166,631	\$ 618,490
Short-Term Investments	\$ 320,000		\$ 678,000	\$ 998,000
Long-Term Investments			\$ 520,000	\$ 520,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 49,004			\$ 49,004
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 67,565			\$ 67,565
Total Current Assets	<u>\$ 890,133</u>	<u>\$ -</u>	<u>\$ 1,370,693</u>	<u>\$ 2,260,826</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		3,631,039		3,631,039
Accumulated Depreciation		(2,726,226)		(2,726,226)
Total Fixed Assets	<u>-</u>	<u>904,812</u>	<u>-</u>	<u>904,812</u>
TOTAL ASSETS	<u>\$ 892,133</u>	<u>\$ 904,812</u>	<u>\$ 1,370,693</u>	<u>\$ 3,167,638</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 78,615			\$ 78,615
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 698,873			\$ 698,873
Payroll Expenses Payable	\$ 23,111			\$ 23,111
Prepaid Owner Assessments	\$ 79,080			\$ 79,080
Total Current Liabilities	<u>\$ 879,679</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 879,679</u>
Fund Balances				
Total Fund Balance	<u>\$ 12,454</u>	<u>\$ 904,812</u>	<u>\$ 1,370,693</u>	<u>\$ 2,287,959</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 892,133</u>	<u>\$ 904,812</u>	<u>\$ 1,370,693</u>	<u>\$ 3,167,638</u> \$ -

Reserve Fund Activity: August 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Aug.	\$ 161,000
Interest from Reserve Investments: Jan. - Aug.	\$ 27,967
Reserve Expenditures: Jan. - Aug.	\$ (278,512)
Reserve Fund Balance August 31, 2023	\$ 1,370,693

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

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,970	209,970	1,679,783	1,679,760	2,519,640
Fees and Reimbursed Expenses	18,532	24,700	92,629	116,200	168,000
Investment Income	163	150	4,643	2,600	5,000
Other	0	0	5,023	0	0
TOTAL REVENUES	228,664	234,820	1,782,078	1,798,560	2,692,640
OPERATING EXPENSES					
Common Areas	124,302	120,350	750,236	771,900	1,213,600
Recreation Centers	36,156	35,813	228,996	239,657	354,450
Lakes	660	1,060	6,029	8,630	13,000
General Maintenance	15,891	15,780	130,584	136,840	209,700
Administration	52,986	61,135	481,860	529,800	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	229,996	234,138	1,597,705	1,686,827	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (1,331)	\$ 682	\$ 184,373	\$ 111,733	\$ 45,590
Less: Transfer to Reserve	\$ (20,000)	\$ (15,000)	\$ (161,000)	\$ (131,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (43,200)	\$ (43,200)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (26,731)	\$ (19,718)	\$ (19,827)	\$ (62,467)	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only