

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending July 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	\$ 562,538	\$ -	\$ 189,612	\$ 752,149
Short-Term Investments	\$ 320,000		\$ 478,000	\$ 798,000
Long-Term Investments			\$ 720,000	\$ 720,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 111,885			\$ 111,885
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 76,128			\$ 76,128
Total Current Assets	<u>\$ 1,072,255</u>	<u>\$ -</u>	<u>\$ 1,393,673</u>	<u>\$ 2,465,928</u>
Other Assets				
Long-Term Investments	\$ -	-		\$ -
Interfund Balance	\$ 3,500		\$ (3,500)	\$ -
Refundable Deposits	\$ 2,000	-	-	\$ 2,000
Total Other Assets	<u>\$ 5,500</u>	<u>\$ -</u>	<u>\$ (3,500)</u>	<u>\$ 2,000</u>
Fixed Assets				
Property & Equipment		3,684,081		3,684,081
Accumulated Depreciation		(2,720,826)		(2,720,826)
Total Fixed Assets	<u>-</u>	<u>963,255</u>	<u>-</u>	<u>963,255</u>
TOTAL ASSETS	<u>\$ 1,077,755</u>	<u>\$ 963,255</u>	<u>\$ 1,390,173</u>	<u>\$ 3,431,183</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 68,954			\$ 68,954
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 873,563			\$ 873,563
Payroll Expenses Payable	\$ 23,658			\$ 23,658
Prepaid Owner Assessments	\$ 80,374			\$ 80,374
Total Current Liabilities	<u>\$ 1,046,547</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,046,547</u>
Fund Balances				
Total Fund Balance	<u>\$ 31,208</u>	<u>\$ 963,255</u>	<u>\$ 1,390,173</u>	<u>\$ 2,384,636</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,077,755</u>	<u>\$ 963,255</u>	<u>\$ 1,390,173</u>	<u>\$ 3,431,183</u>

Reserve Fund Activity: July 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - July	\$ 141,000
Interest from Reserve Investments: Jan. - July	\$ 24,925
Reserve Expenditures: Jan. - July	\$ (235,990)
Reserve Fund Balance July 31, 2023	\$ 1,390,173

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,993	209,970	1,469,813	1,469,790	2,519,640
Fees and Reimbursed Expenses	7,745	15,000	74,098	91,500	168,000
Investment Income	155	150	4,480	2,450	5,000
Other	0	0	5,023	0	0
TOTAL REVENUES	217,892	225,120	1,553,413	1,563,740	2,692,640
OPERATING EXPENSES					
Common Areas	110,079	112,350	625,934	651,550	1,213,600
Recreation Centers	40,000	41,974	193,860	203,844	354,450
Lakes	763	1,060	5,369	7,570	13,000
General Maintenance	17,050	16,880	114,693	121,060	209,700
Administration	53,827	60,985	428,874	468,665	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	221,720	233,249	1,368,730	1,452,689	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (3,827)	\$ (8,129)	\$ 184,684	\$ 111,051	\$ 45,590
Less: Transfer to Reserve	\$ (20,000)	\$ (15,000)	\$ (141,000)	\$ (116,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (37,800)	\$ (37,800)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (29,227)	\$ (28,529)	\$ 5,884	\$ (42,749)	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only