

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending September 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>	
ASSETS				
Current Assets				
Cash	\$ 304,344	\$ -	\$ 158,478	\$ 462,822
Short-Term Investments	\$ 320,000		\$ 628,000	\$ 948,000
Long-Term Investments			\$ 570,000	\$ 570,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 34,152			\$ 34,152
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 60,509			\$ 60,509
Total Current Assets	<u>\$ 720,710</u>	<u>\$ -</u>	<u>\$ 1,362,539</u>	<u>\$ 2,083,249</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		3,629,847		3,629,847
Accumulated Depreciation		(2,704,668)		(2,704,668)
Total Fixed Assets	<u>-</u>	<u>925,179</u>	<u>-</u>	<u>925,179</u>
TOTAL ASSETS	<u>\$ 722,710</u>	<u>\$ 925,179</u>	<u>\$ 1,362,539</u>	<u>\$ 3,010,428</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 73,894			\$ 73,894
Accounts Payable - Reserves			\$ 9,322	\$ 9,322
Unearned Income	\$ 524,183			\$ 524,183
Payroll Expenses Payable	\$ 17,041			\$ 17,041
Prepaid Owner Assessments	\$ 94,169			\$ 94,169
Total Current Liabilities	<u>\$ 709,287</u>	<u>\$ -</u>	<u>\$ 9,322</u>	<u>\$ 718,609</u>
Fund Balances				
Total Fund Balance	<u>\$ 13,423</u>	<u>\$ 925,179</u>	<u>\$ 1,353,217</u>	<u>\$ 2,291,819</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 722,710</u>	<u>\$ 925,179</u>	<u>\$ 1,362,539</u>	<u>\$ 3,010,428</u>

Reserve Fund Activity: September 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Sept.	\$ 181,000
Interest from Reserve Investments: Jan. - Sept.	\$ 31,217
Reserve Expenditures: Jan. - Sept.	\$ (319,238)
Reserve Fund Balance Sept. 31, 2023	\$ 1,353,217

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,970	209,970	1,889,753	1,889,730	2,519,640
Fees and Reimbursed Expenses	9,617	13,800	102,246	130,000	168,000
Investment Income	1,265	600	5,908	3,200	5,000
Other	0	0	5,023	0	0
TOTAL REVENUES	220,851	224,370	2,002,929	2,022,930	2,692,640
OPERATING EXPENSES					
Common Areas	137,206	92,050	879,322	863,950	1,213,600
Recreation Centers	21,940	27,375	250,935	267,032	354,450
Lakes	660	1,060	6,689	9,690	13,000
General Maintenance	14,870	15,080	145,454	151,920	209,700
Administration	75,600	71,410	557,460	601,210	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	250,275	206,975	1,839,860	1,893,802	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	\$ (29,424)	\$ 17,395	\$ 163,069	\$ 129,128	\$ 45,590
Less: Transfer to Reserve	\$ (20,000)	\$ (15,000)	\$ (181,000)	\$ (146,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (48,600)	\$ (48,600)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (54,824)	\$ (3,005)	\$ (66,531)	\$ (65,472)	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only