

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending October 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	\$ 162,203	\$ -	\$ 144,857	\$ 307,059
Short-Term Investments	\$ 320,000		\$ 577,000	\$ 897,000
Long-Term Investments			\$ 621,000	\$ 621,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 20,318			\$ 20,318
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	-
Prepaid Expenses	\$ 44,991			\$ 44,991
Total Current Assets	<u>\$ 549,216</u>	<u>\$ -</u>	<u>\$ 1,348,918</u>	<u>\$ 1,898,134</u>
Other Assets				
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		(2,710,068)		(2,710,068)
Total Fixed Assets	<u>-</u>	<u>919,779</u>	<u>-</u>	<u>919,779</u>
TOTAL ASSETS	<u>\$ 551,216</u>	<u>\$ 919,779</u>	<u>\$ 1,348,918</u>	<u>\$ 2,819,913</u>
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 74,885			\$ 74,885
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 349,493			\$ 349,493
Payroll Expenses Payable	\$ 26,656			\$ 26,656
Prepaid Owner Assessments	\$ 100,031			\$ 100,031
Total Current Liabilities	<u>\$ 551,065</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 551,065</u>
Fund Balances				
Total Fund Balance	<u>\$ 151</u>	<u>\$ 919,779</u>	<u>\$ 1,348,918</u>	<u>\$ 2,268,848</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 551,216</u>	<u>\$ 919,779</u>	<u>\$ 1,348,918</u>	<u>\$ 2,819,913</u>

Reserve Fund Activity: October 2023	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Oct.	\$ 181,000
Interest from Reserve Investments: Jan. - Oct.	\$ 32,968
Reserve Expenditures: Jan. - Oct.	\$ (325,287)
Reserve Fund Balance October 31, 2023	\$ 1,348,918

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	209,970	209,970	2,099,723	2,099,700	2,519,640
Fees and Reimbursed Expenses	9,552	12,850	111,968	142,850	168,000
Investment Income	3,554	1,000	9,461	4,200	5,000
Other	0	0	5,023	0	0
TOTAL REVENUES	223,076	223,820	2,226,174	2,246,750	2,692,640
OPERATING EXPENSES					
Common Areas	141,213	138,250	958,510	1,002,200	1,213,600
Recreation Centers	26,557	27,543	277,493	294,575	354,450
Lakes	660	1,060	7,349	10,750	13,000
General Maintenance	14,308	14,880	159,762	166,800	209,700
Administration	73,368	72,780	630,828	673,990	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	256,106	254,513	2,033,942	2,148,315	2,647,050
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ (33,030)	\$ (30,693)	\$ 192,233	\$ 98,435	\$ 45,590
Less: Transfer to Reserve	\$ -	\$ (16,000)	\$ (181,000)	\$ (162,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (54,000)	\$ (54,000)	\$ (65,000)
EXCESS (DEFICIT) OF REVENUES	\$ (38,430)	\$ (52,093)	\$ (42,767)	\$ (117,565)	\$ (219,410)

Unaudited, Draft Interim Reports for Management Purposes Only