

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending November 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>	
<b>ASSETS</b>				
Current Assets				
Cash	\$ 202,036	\$ -	\$ 123,159	\$ 325,195
Short-Term Investments	\$ 280,000		\$ 427,000	\$ 707,000
Long-Term Investments			\$ 771,000	\$ 771,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 17,904			\$ 17,904
Interest Receivable	\$ 1,705		\$ 6,061	\$ 7,766
Interfund Balance	-		-	\$ -
Prepaid Expenses	\$ 35,192			\$ 35,192
Total Current Assets	<u>\$ 536,837</u>	<u>\$ -</u>	<u>\$ 1,327,221</u>	<u>\$ 1,864,058</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		(2,715,468)		(2,715,468)
Total Fixed Assets	<u>-</u>	<u>914,379</u>	<u>-</u>	<u>914,379</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 538,837</b></u>	<u><b>\$ 914,379</b></u>	<u><b>\$ 1,327,221</b></u>	<u><b>\$ 2,780,437</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 60,371			\$ 60,371
Accounts Payable - Reserves			\$ -	\$ -
Unearned Income	\$ 174,803			\$ 174,803
Payroll Expenses Payable	\$ 19,938			\$ 19,938
Prepaid Owner Assessments	\$ 282,481			\$ 282,481
Total Current Liabilities	<u>\$ 537,593</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 537,593</u>
Fund Balances				
Total Fund Balance	<u>\$ 1,245</u>	<u>\$ 914,379</u>	<u>\$ 1,327,221</u>	<u>\$ 2,242,844</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 538,837</b></u>	<u><b>\$ 914,379</b></u>	<u><b>\$ 1,327,221</b></u>	<u><b>\$ 2,780,437</b></u>

<b>Reserve Fund Activity: November 2023</b>	
Beginning Balance Jan. 1, 2023	\$ 1,460,238
Contribution from Operating Fund: Jan. - Nov.	\$ 201,000
Interest from Reserve Investments: Jan. - Nov.	\$ 44,573
Reserve Expenditures: Jan. - Nov.	\$ (378,588)
<b>Reserve Fund Balance November 30, 2023</b>	<b>\$ 1,327,221</b>

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
<b>OPERATING REVENUES</b>					
Assessments Income	209,970	209,970	2,309,693	2,309,670	2,519,640
Fees and Reimbursed Expenses	8,320	12,000	120,287	154,850	168,000
Investment Income	1,045	600	10,506	4,800	5,000
Other	0	0	5,023	0	0
<b>TOTAL REVENUES</b>	<b>219,334</b>	<b>222,570</b>	<b>2,445,509</b>	<b>2,469,320</b>	<b>2,692,640</b>
<b>OPERATING EXPENSES</b>					
Common Areas	94,366	102,750	1,052,875	1,104,950	1,213,600
Recreation Centers	27,753	30,600	305,245	325,175	354,450
Lakes	660	1,060	8,009	11,810	13,000
General Maintenance	14,247	15,780	174,009	182,580	209,700
Administration	62,262	76,680	693,090	750,670	856,300
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>199,287</b>	<b>226,870</b>	<b>2,233,229</b>	<b>2,375,185</b>	<b>2,647,050</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ 20,047</b>	<b>\$ (4,300)</b>	<b>\$ 212,280</b>	<b>\$ 94,135</b>	<b>\$ 45,590</b>
Less: Transfer to Reserve	\$ (20,000)	\$ (15,000)	\$ (201,000)	\$ (177,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (59,400)	\$ (59,400)	\$ (65,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ (5,353)</b>	<b>\$ (24,700)</b>	<b>\$ (48,120)</b>	<b>\$ (142,265)</b>	<b>\$ (219,410)</b>

Unaudited, Draft Interim Reports for Management Purposes Only