

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending April 30, 2024**

	<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	\$ 288,361	\$ -	\$ 113,106	\$ 401,467
Short-Term Investments	\$ 320,000		\$ 771,000	\$ 1,091,000
Long-Term Investments			\$ 427,000	\$ 427,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 30,106			\$ 30,106
Interest Receivable	\$ 6,507		\$ 11,533	\$ 18,040
Prepaid Expenses	\$ 75,658			\$ 75,658
Total Current Assets	<u>\$ 720,633</u>	<u>\$ -</u>	<u>\$ 1,322,639</u>	<u>\$ 2,043,272</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		3,739,991		3,739,991
Accumulated Depreciation		(2,757,533)		(2,757,533)
Total Fixed Assets	<u>-</u>	<u>982,458</u>	<u>-</u>	<u>982,458</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 722,633</b></u>	<u><b>\$ 982,458</b></u>	<u><b>\$ 1,322,639</b></u>	<u><b>\$ 3,027,730</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 41,633			\$ 41,633
Accounts Payable - Reserves			\$ 14,475	\$ 14,475
Unearned Income	\$ 384,368			\$ 384,368
Comp & Benefits Accruals	\$ 137,471			\$ 137,471
Prepaid Owner Assessments	\$ 131,880			\$ 131,880
Accrued Expenses	\$ 6,218			\$ 6,218
Total Current Liabilities	<u>\$ 701,569</u>	<u>\$ -</u>	<u>\$ 14,475</u>	<u>\$ 709,826</u>
Fund Balances				
Total Fund Balance	<u>\$ 21,063</u>	<u>\$ 982,458</u>	<u>\$ 1,308,164</u>	<u>\$ 2,317,903</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 722,633</b></u>	<u><b>\$ 982,458</b></u>	<u><b>\$ 1,322,639</b></u>	<u><b>\$ 3,027,730</b></u>

<b>Reserve Fund Activity: April 2024</b>	
Beginning Balance Jan. 1, 2023	\$ 1,338,613
Contribution from Operating Fund: Jan. - Apr.	\$ 80,000
Interest from Reserve Investments: Jan. - Apr.	\$ 17,683
Reserve Expenditures: Jan. - Apr.	\$ (128,132)
<b>Reserve Fund Balance April 30, 2024</b>	<b>\$ 1,308,164</b>

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending April 30, 2024**

	<u>Current Period</u>		<u>Year-to-Date</u>		<u>Annual Budget</u>
	Actual	Budget	Actual	Budget	
<b>OPERATING REVENUES</b>					
Assessments Income	230,992	230,992	923,967	923,967	2,771,901
Fees and Reimbursed Expenses	17,654	11,800	50,496	52,800	153,000
Investment Income	2,515	2,500	4,927	4,650	12,500
Other	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>251,161</b>	<b>245,292</b>	<b>979,391</b>	<b>981,417</b>	<b>2,937,401</b>
<b>OPERATING EXPENSES</b>					
Common Areas	77,058	80,212	363,567	375,248	1,226,044
Recreation Centers	19,779	23,075	99,103	106,650	377,200
Lakes	701	974	3,103	3,896	12,000
General Maintenance	15,068	15,879	57,669	62,162	212,200
Administration	66,638	63,220	224,896	243,810	867,650
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>179,244</b>	<b>183,360</b>	<b>748,338</b>	<b>791,766</b>	<b>2,695,094</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ 71,917</b>	<b>\$ 61,932</b>	<b>\$ 231,053</b>	<b>\$ 189,651</b>	<b>\$ 242,307</b>
Less: Transfer to Reserve	\$ (20,000)	\$ (16,000)	\$ (80,000)	\$ (64,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (21,600)	\$ (21,600)	\$ (65,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ 46,517</b>	<b>\$ 40,532</b>	<b>\$ 129,453</b>	<b>\$ 104,051</b>	<b>\$ (22,693)</b>

Unaudited, Draft Interim Reports for Management Purposes Only