The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending December 31, 2023

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 480,815	$ -	$ 137,824	$ 618,639
Short-Term Investments	$ 280,000		$ 427,000	$ 707,000
Long-Term Investments			$ 771,000	$ 771,000
Accounts Receivable (less Allowance	$ 13,138			$ 13,138
for Doubtful Accounts)				$ -
Interest Receivable	$ 6,507		$ 11,533	$ 18,040
Interfund Balance	-		-	$ -
Prepaid Expenses	$ 39,264			$ 39,264
Total Current Assets	$ 819,725	$ -	$ 1,347,357	$ 2,167,081
Other Assets				
Long-Term Investments	$ -	-		$ -
Interfund Balance	$ -		$ -	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 2,000	$ -	$ -	$ 2,000
Fixed Assets				
Property & Equipment		3,739,991		3,739,991
Accumulated Depreciation		(2,735,933)		(2,735,933)
Total Fixed Assets	-	1,004,058	-	1,004,058
TOTAL ASSETS	**$ 821,725**	**$ 1,004,059**	**$ 1,347,358**	**$ 3,173,142**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 34,607			$ 34,607
Accounts Payable - Reserves			$ 8,745	$ 8,745
Accrued Expenses	$ 6,218			$ 6,218
Payroll Expenses Payable	$ 149,399			$ 149,399
Prepaid Owner Assessments	$ 761,381			$ 761,381
Total Current Liabilities	**$ 951,605**	$ -	**$ 8,745**	**$ 960,349**
Fund Balances				
Total Fund Balance	**$ (129,880)**	**$ 1,004,059**	**$ 1,338,613**	**$ 2,212,793**
TOTAL LIABILITIES & FUND BALANCES	**$ 821,725**	**$ 1,004,059**	**$ 1,347,358**	**$ 3,173,142**

Reserve Fund Activity: December 2023	
Beginning Balance Jan. 1, 2023	$ 1,460,238
Contribution from Operating Fund: Jan. - Dec.	$ 220,000
Interest from Reserve Investments: Jan. - Dec.	$ 54,247
Reserve Expenditures: Jan. - Dec.	$ (395,872)
Reserve Fund Balance December 31, 2023	**$ 1,338,613**

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	210,083	209,970	2,519,775	2,519,640	2,519,640
Fees and Reimbursed Expenses	4,512	13,150	124,799	168,000	168,000
Investment Income	4,871	200	15,377	5,000	5,000
Other	45,000	0	50,023	0	0
TOTAL REVENUES	**264,465**	**223,320**	**2,709,974**	**2,692,640**	**2,692,640**
OPERATING EXPENSES					
Common Areas	124,934	108,650	1,177,810	1,213,600	1,213,600
Recreation Centers	18,071	29,650	323,408	354,450	354,450
Lakes	697	1,190	8,706	13,000	13,000
General Maintenance	22,448	27,120	196,457	209,700	209,700
Administration	127,162	105,630	820,251	856,300	856,300
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**293,312**	**272,240**	**2,526,631**	**2,647,050**	**2,647,050**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ (28,847)**	**$ (48,920)**	**$ 183,343**	**$ 45,590**	**$ 45,590**
Less: Transfer to Reserve	$ (19,000)	$ (23,000)	$ (220,000)	$ (200,000)	$ (200,000)
Less: Depreciation	$ (20,465)	$ (5,600)	$ (79,865)	$ (65,000)	$ (65,000)
EXCESS (DEFICIT) OF REVENUES	**$ (68,312)**	**$ (77,520)**	**$ (116,522)**	**$ (219,410)**	**$ (219,410)**