

**The M.P.R. Homeowners' Association**  
**Statement of Assets, Liabilities, Fund Balances**  
**For the Month Ending February 29, 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	\$ 512,705	\$ -	\$ 110,823	\$ 623,529
Short-Term Investments	\$ 320,000		\$ 250,000	\$ 570,000
Long-Term Investments			\$ 948,000	\$ 948,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 80,179			\$ 80,179
Interest Receivable	\$ 6,507		\$ 11,533	\$ 18,040
Prepaid Expenses	\$ 97,020			\$ 97,020
Total Current Assets	<u>\$ 1,016,411</u>	<u>\$ -</u>	<u>\$ 1,320,356</u>	<u>\$ 2,336,768</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		(2,746,733)		(2,746,733)
Total Fixed Assets	<u>-</u>	<u>993,258</u>	<u>-</u>	<u>993,258</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 1,018,411</b></u>	<u><b>\$ 993,258</b></u>	<u><b>\$ 1,320,356</b></u>	<u><b>\$ 3,332,026</b></u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
Current Liabilities				
Accounts Payable - Operating	\$ 40,049			\$ 40,049
Accounts Payable - Reserves			\$ 3,414	\$ 3,414
Unearned Income	\$ 768,735			\$ 768,735
Comp & Benefits Accruals	\$ 138,563			\$ 138,563
Prepaid Owner Assessments	\$ 113,781			\$ 113,781
Accrued Expenses	\$ 6,218			\$ 6,218
Total Current Liabilities	<u>\$ 1,067,346</u>	<u>\$ -</u>	<u>\$ 3,414</u>	<u>\$ 1,070,760</u>
Fund Balances				
Total Fund Balance	<u>\$ (48,935)</u>	<u>\$ 993,258</u>	<u>\$ 1,316,942</u>	<u>\$ 2,261,266</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><b>\$ 1,018,411</b></u>	<u><b>\$ 993,258</b></u>	<u><b>\$ 1,320,356</b></u>	<u><b>\$ 3,332,026</b></u> \$ -

<b>Reserve Fund Activity: February 2024</b>	
Beginning Balance Jan. 1, 2024	\$ 1,338,613
Contribution from Operating Fund: Jan. - Feb.	\$ 40,000
Interest from Reserve Investments: Jan. - Feb.	\$ 11,585
Reserve Expenditures: Jan. - Feb.	\$ (73,256)
<b>Reserve Fund Balance February 29, 2024</b>	<b>\$ 1,316,942</b>

**The M.P.R. Homeowners Association  
Statement of Revenues and Expenses  
For the Month Ending February 29, 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	461,984	461,984	2,771,901
Fees and Reimbursed Expenses	19,945	21,000	26,123	31,100	153,000
Investment Income	183	1,000	2,256	2,000	12,500
Other	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>251,120</b>	<b>252,992</b>	<b>490,362</b>	<b>495,084</b>	<b>2,937,401</b>
<b>OPERATING EXPENSES</b>					
Common Areas	79,757	80,412	170,333	176,824	1,226,044
Recreation Centers	27,070	29,450	57,182	57,975	377,200
Lakes	660	974	1,320	1,948	12,000
General Maintenance	15,067	16,179	26,938	29,004	212,200
Administration	61,686	62,320	113,643	119,220	867,650
Designated Unrestricted Expenses	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>184,239</b>	<b>189,335</b>	<b>369,417</b>	<b>384,971</b>	<b>2,695,094</b>
<b>EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES</b>	<b>\$ 66,881</b>	<b>\$ 63,657</b>	<b>\$ 120,946</b>	<b>\$ 110,113</b>	<b>\$ 242,307</b>
Less: Transfer to Reserve	\$ (20,000)	\$ (16,000)	\$ (40,000)	\$ (32,000)	\$ (200,000)
Less: Depreciation	\$ (5,400)	\$ (5,400)	\$ (10,800)	\$ (10,800)	\$ (65,000)
<b>EXCESS (DEFICIT) OF REVENUES</b>	<b>\$ 41,481</b>	<b>\$ 42,257</b>	<b>\$ 70,146</b>	<b>\$ 67,313</b>	<b>\$ (22,693)</b>

Unaudited, Draft Interim Reports for Management Purposes Only