The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending January 31, 2024

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 599,347	$ -	$ 124,278	$ 723,625
Short-Term Investments	$ 280,000		$ 325,000	$ 605,000
Long-Term Investments			$ 873,000	$ 873,000
Accounts Receivable (less Allowance	$ 145,700			$ 145,700
for Doubtful Accounts)				$ -
Interest Receivable	$ 6,507		$ 11,533	$ 18,040
Prepaid Expenses	$ 107,176			$ 107,176
Total Current Assets	$ 1,138,730	$ -	$ 1,333,811	$ 2,472,541
Other Assets				
Interfund Balance	$ 2,850		$ (2,850)	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 4,850	$ -	$ (2,850)	$ 2,000
Fixed Assets				
Property & Equipment		3,739,991		3,739,991
Accumulated Depreciation		(2,741,333)		(2,741,333)
Total Fixed Assets	-	998,658	-	998,658
TOTAL ASSETS	**$ 1,143,580**	**$ 998,658**	**$ 1,330,961**	**$ 3,473,200**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 30,230			$ 30,230
Accounts Payable - Reserves			$ 17,431	$ 17,431
Unearned Income	$ 960,919			$ 960,919
Comp & Benefits Accruals	$ 138,563			$ 138,563
Prepaid Owner Assessments	$ 103,466			$ 103,466
Accrued Expenses	$ 6,218			$ 6,218
Total Current Liabilities	**$ 1,239,395**	$ -	**$ 17,431**	**$ 1,256,826**
Fund Balances				
Total Fund Balance	**$ (95,815)**	**$ 998,658**	**$ 1,313,530**	**$ 2,216,374**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,143,580**	**$ 998,658**	**$ 1,330,961**	**$ 3,473,200** $ -

Reserve Fund Activity: January 2024	
Beginning Balance Jan. 1, 2024	$ 1,338,613
Contribution from Operating Fund: Jan.	$ 20,000
Interest from Reserve Investments: Jan.	$ 9,760
Reserve Expenditures: Jan.	$ (54,843)
Reserve Fund Balance January 31, 2024	**$ 1,313,530**

Unaudited, Draft Interim Reports for Management Purposes Only

The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending January 31, 2024

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	230,992	230,992	230,992	230,992	2,771,901
Fees and Reimbursed Expenses	6,178	10,100	6,178	10,100	153,000
Investment Income	2,073	1,000	2,073	1,000	12,500
Other	0	0	0	0	0
TOTAL REVENUES	**239,242**	**242,092**	**239,242**	**242,092**	**2,937,401**
OPERATING EXPENSES					
Common Areas	90,577	96,412	90,577	96,412	1,226,044
Recreation Centers	30,111	28,525	30,111	28,525	377,200
Lakes	660	974	660	974	12,000
General Maintenance	11,871	12,825	11,871	12,825	212,200
Administration	51,957	56,900	51,957	56,900	867,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**185,177**	**195,636**	**185,177**	**195,636**	**2,695,094**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ 54,065**	**$ 46,456**	**$ 54,065**	**$ 46,456**	**$ 242,307**
Less: Transfer to Reserve	$ (20,000)	$ (16,000)	$ (20,000)	$ (16,000)	$ (200,000)
Less: Depreciation	$ (5,400)	$ (5,400)	$ (5,400)	$ (5,400)	$ (65,000)
EXCESS (DEFICIT) OF REVENUES	**$ 28,665**	**$ 25,056**	**$ 28,665**	**$ 25,056**	**$ (22,693)**

Unaudited, Draft Interim Reports for Management Purposes Only