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

| | Operating Fund | Restricted Funds | | |
|---|---|---|---|---|
| | Current Operations | Capital Fund | Reserve Fund | Total |
| **ASSETS** | | | | |
| Current Assets | | | | |
| Cash | $ 531,530 | $ - | $ 127,414 | $ 658,944 |
| Short-Term Investments | $ 320,000 | | $ 946,000 | $ 1,266,000 |
| Long-Term Investments | | | $ 252,000 | $ 252,000 |
| Accounts Receivable (less Allowance | $ 24,786 | | | $ 24,786 |
| for Doubtful Accounts) | | | | $ - |
| Interest Receivable | $ 6,507 | | $ 11,533 | $ 18,040 |
| Interfund Balance | - | | - | $ - |
| Prepaid Expenses | $ 93,144 | | | $ 93,144 |
| Total Current Assets | $ 975,967 | $ - | $ 1,336,947 | $ 2,312,914 |
| Other Assets | | | | |
| 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 | | (2,768,333) | | (2,768,333) |
| Total Fixed Assets | - | 971,658 | - | 971,658 |
| **TOTAL ASSETS** | **$ 977,967** | **$ 971,658** | **$ 1,336,947** | **$ 3,286,572** |
| **LIABILITIES & FUND BALANCES** | | | | |
| Current Liabilities | | | | |
| Accounts Payable - Operating | $ 61,326 | | | $ 61,326 |
| Accounts Payable - Reserves | | | $ 1,000 | $ 1,000 |
| Unearned Income | $ - | | | $ - |
| Comp & Benefits Accruals | $ 158,697 | | | $ 158,697 |
| Prepaid Owner Assessments | $ 780,240 | | | $ 780,240 |
| Accrued Expenses | $ 6,218 | | | |
| Total Current Liabilities | **$ 1,006,480** | $ - | **$ 1,000** | **$ 1,001,262** |
| Fund Balances | | | | |
| Total Fund Balance | **$ (28,513)** | **$ 971,658** | **$ 1,335,947** | **$ 2,285,310** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 977,967** | **$ 971,658** | **$ 1,336,947** | **$ 3,286,572** $ - |

| **Reserve Fund Activity: June 2024** | |
|---|---|
| Beginning Balance Jan. 1, 2024 | $ 1,338,613 |
| Contribution from Operating Fund: Jan. - Jun. | $ 120,000 |
| Interest from Reserve Investments: Jan. - Jun. | $ 28,344 |
| Reserve Expenditures: Jan. - Jun. | $ (151,009) |
| **Reserve Fund Balance June 30, 2024** | **$ 1,335,947** |

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

| | Current Period | | Year-to-Date | | Annual Budget |
|---|---|---|---|---|---|
| | Actual | Budget | Actual | Budget | |
| **OPERATING REVENUES** | | | | | |
| Assessments Income | 230,992 | 230,992 | 1,385,951 | 1,385,951 | 2,771,901 |
| Fees and Reimbursed Expenses | 9,042 | 11,100 | 70,249 | 74,100 | 153,000 |
| Investment Income | 90 | 125 | 7,152 | 6,775 | 12,500 |
| Other | 0 | 0 | 0 | 0 | 0 |
| **TOTAL REVENUES** | **240,124** | **242,217** | **1,463,352** | **1,466,826** | **2,937,401** |
| **OPERATING EXPENSES** | | | | | |
| Common Areas | 116,789 | 107,812 | 573,406 | 577,372 | 1,226,044 |
| Recreation Centers | 37,350 | 42,050 | 164,549 | 179,750 | 377,200 |
| Lakes | 762 | 974 | 4,658 | 5,844 | 12,000 |
| General Maintenance | 16,063 | 17,479 | 99,131 | 104,220 | 212,200 |
| Administration | 86,438 | 71,300 | 400,132 | 405,700 | 867,650 |
| Designated Unrestricted Expenses | 0 | 0 | 0 | 0 | 0 |
| **TOTAL OPERATING EXPENSES** | **257,403** | **239,615** | **1,241,876** | **1,272,886** | **2,695,094** |
| **EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES** | **$ (17,279)** | **$ 2,602** | **$ 221,476** | **$ 193,940** | **$ 242,307** |
| Less: Transfer to Reserve | $ (20,000) | $ (20,000) | $ (120,000) | $ (100,000) | $ (200,000) |
| Less: Depreciation | $ (5,400) | $ (5,400) | $ (32,400) | $ (32,400) | $ (65,000) |
| **EXCESS (DEFICIT) OF REVENUES** | **$ (42,679)** | **$ (22,798)** | **$ 69,076** | **$ 61,540** | **$ (22,693)** |

Unaudited, Draft Interim Reports for Management Purposes Only