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

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 687,169	$ -	$ 124,078	$ 811,247
Short-Term Investments	$ 370,000		$ 696,000	$ 1,066,000
Long-Term Investments			$ 502,000	$ 502,000
Accounts Receivable (less Allowance	$ 132,578			$ 132,578
for Doubtful Accounts)				$ -
Interest Receivable	$ 6,507		$ 11,533	$ 18,040
Interfund Balance	-		-	$ -
Prepaid Expenses	$ 80,007			$ 80,007
Total Current Assets	$ 1,276,261	$ -	$ 1,333,611	$ 2,609,873
Other Assets				
Interfund Balance	$ 1,660		$ (1,660)	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 3,660	$ -	$ (1,660)	$ 2,000
Fixed Assets				
Property & Equipment		3,739,991		3,739,991
Accumulated Depreciation		(2,773,733)		(2,773,733)
Total Fixed Assets	-	966,258	-	966,258
TOTAL ASSETS	**$ 1,279,921**	**$ 966,258**	**$ 1,331,952**	**$ 3,578,131**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 60,995			$ 60,995
Accounts Payable - Reserves			$ 35,277	$ 35,277
Unearned Income	$ 960,919			$ 960,919
Comp & Benefits Accruals	$ 161,743			$ 161,743
Prepaid Owner Assessments	$ 92,941			$ 92,941
Total Current Liabilities	**$ 1,276,597**	$ -	**$ 35,277**	**$ 1,311,874**
Fund Balances				
Total Fund Balance	**$ 3,324**	**$ 966,258**	**$ 1,296,675**	**$ 2,266,257**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,279,921**	**$ 966,258**	**$ 1,331,952**	**$ 3,578,131** $ -

Reserve Fund Activity: July 2024	
Beginning Balance Jan. 1, 2024	$ 1,338,613
Contribution from Operating Fund: Jan. - Jul.	$ 120,000
Interest from Reserve Investments: Jan. - Jul.	$ 39,904
Reserve Expenditures: Jan. - Jul.	$ (201,842)
Reserve Fund Balance July 31, 2024	**$ 1,296,675**

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	230,992	230,992	1,616,942	1,616,942	2,771,901
Fees and Reimbursed Expenses	8,492	15,100	78,741	89,200	153,000
Investment Income	200	125	7,352	6,900	12,500
Other	0	0	0	0	0
TOTAL REVENUES	**239,683**	**246,217**	**1,703,035**	**1,713,042**	**2,937,401**
OPERATING EXPENSES					
Common Areas	96,877	92,712	670,283	670,084	1,226,044
Recreation Centers	33,354	38,924	197,903	218,674	377,200
Lakes	660	974	5,318	6,818	12,000
General Maintenance	18,826	19,279	117,957	123,499	212,200
Administration	66,462	66,200	466,594	471,900	867,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**216,179**	**218,089**	**1,458,055**	**1,490,975**	**2,695,094**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ 23,504**	**$ 28,128**	**$ 244,980**	**$ 222,067**	**$ 242,307**
Less: Transfer to Reserve	$ -	$ -	$ (120,000)	$ (100,000)	$ (200,000)
Less: Depreciation	$ (5,400)	$ (5,400)	$ (37,800)	$ (37,800)	$ (65,000)
EXCESS (DEFICIT) OF REVENUES	**$ 18,104**	**$ 22,728**	**$ 87,180**	**$ 84,267**	**$ (22,693)**

Unaudited, Draft Interim Reports for Management Purposes Only