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

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 438,513	$ -	$ 95,981	$ 534,494
Short-Term Investments	$ 370,000		$ 696,000	$ 1,066,000
Long-Term Investments			$ 502,000	$ 502,000
Accounts Receivable (less Allowance	$ 32,254			$ 32,254
for Doubtful Accounts)				$ -
Interest Receivable	$ 6,507		$ 11,533	$ 18,040
Interfund Balance	-		-	$ -
Prepaid Expenses	$ 69,002			$ 69,002
Total Current Assets	$ 916,276	$ -	$ 1,305,513	$ 2,221,790
Other Assets				
Interfund Balance	$ 405		$ (405)	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 2,405	$ -	$ (405)	$ 2,000
Fixed Assets				
Property & Equipment		3,739,991		3,739,991
Accumulated Depreciation		(2,784,533)		(2,784,533)
Total Fixed Assets	-	955,458	-	955,458
TOTAL ASSETS	**$ 918,681**	**$ 955,458**	**$ 1,305,108**	**$ 3,179,248**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 81,882			$ 81,882
Accounts Payable - Reserves			$ 37,581	$ 37,581
Unearned Income	$ 576,551			$ 576,551
Comp & Benefits Accruals	$ 146,195			$ 146,195
Prepaid Owner Assessments	$ 103,083			$ 103,083
Total Current Liabilities	$ 907,711	$ -	$ 37,581	$ 945,292
Fund Balances				
Total Fund Balance	$ 10,970	$ 955,458	$ 1,267,528	$ 2,233,957
TOTAL LIABILITIES & FUND BALANCES	**$ 918,681**	**$ 955,458**	**$ 1,305,108**	**$ 3,179,248**

Reserve Fund Activity: September 2024	
Beginning Balance Jan. 1, 2024	$ 1,338,613
Contribution from Operating Fund: Jan. - Sept.	$ 160,000
Interest from Reserve Investments: Jan. - Sept.	$ 44,904
Reserve Expenditures: Jan. - Sept.	$ (275,989)
Reserve Fund Balance September 30, 2024	$ 1,267,528

Unaudited, Draft Interim Reports for Management Purposes Only

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	230,992	230,992	2,078,926	2,078,926	2,771,901
Fees and Reimbursed Expenses	9,355	11,600	112,014	120,700	153,000
Investment Income	344	150	8,108	7,200	12,500
Other	0	0	0	0	0
TOTAL REVENUES	**240,691**	**242,742**	**2,199,048**	**2,206,826**	**2,937,401**
OPERATING EXPENSES					
Common Areas	133,101	133,037	903,378	897,333	1,226,044
Recreation Centers	24,547	28,200	254,294	284,207	377,200
Lakes	711	1,024	6,736	8,816	12,000
General Maintenance	15,349	16,479	148,413	156,357	212,200
Administration	80,130	75,150	615,569	615,000	867,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**253,838**	**253,890**	**1,928,390**	**1,961,713**	**2,695,094**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ (13,148)**	**$ (11,148)**	**$ 270,658**	**$ 245,113**	**$ 242,307**
Less: Transfer to Reserve	$ (20,000)	$ (20,000)	$ (160,000)	$ (140,000)	$ (200,000)
Less: Depreciation	$ (5,400)	$ (5,400)	$ (48,600)	$ (48,600)	$ (65,000)
EXCESS (DEFICIT) OF REVENUES	**$ (38,548)**	**$ (36,548)**	**$ 62,058**	**$ 56,513**	**$ (22,693)**

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