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

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 233,356	$ -	$ 66,148	$ 299,504
Short-Term Investments	$ 370,000		$ 696,000	$ 1,066,000
Long-Term Investments			$ 502,000	$ 502,000
Accounts Receivable (less Allowance	$ 25,167			$ 25,167
for Doubtful Accounts)				$ -
Interest Receivable	$ 6,507		$ 11,533	$ 18,040
Prepaid Expenses	$ 57,451			$ 57,451
Total Current Assets	$ 692,482	$ -	$ 1,275,681	$ 1,968,163
Other Assets				
Interfund Balance	$ (1,189)		$ 1,189	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 811	$ -	$ 1,189	$ 2,000
Fixed Assets				
Property & Equipment		3,739,991		3,739,991
Accumulated Depreciation		(2,789,933)		(2,789,933)
Total Fixed Assets	-	950,058	-	950,058
TOTAL ASSETS	**$ 693,293**	**$ 950,058**	**$ 1,276,870**	**$ 2,920,221**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 36,704			$ 36,704
Accounts Payable - Reserves			$ 160	$ 160
Unearned Income	$ 384,368			$ 384,368
Comp & Benefits Accruals	$ 177,676			$ 177,676
Prepaid Owner Assessments	$ 109,547			$ 109,547
Total Current Liabilities	**$ 708,295**	**$ -**	**$ 160**	**$ 708,455**
Fund Balances				
Total Fund Balance	**$ (15,002)**	**$ 950,058**	**$ 1,276,710**	**$ 2,211,766**
TOTAL LIABILITIES & FUND BALANCES	**$ 693,293**	**$ 950,058**	**$ 1,276,870**	**$ 2,920,221**

Reserve Fund Activity: October 2024	
Beginning Balance Jan. 1, 2024	$ 1,338,613
Contribution from Operating Fund: Jan. - Oct.	$ 180,000
Interest from Reserve Investments: Jan. - Oct.	$ 48,067
Reserve Expenditures: Jan. - Oct.	$ (289,970)
Reserve Fund Balance October 31, 2024	**$ 1,276,710**

Unaudited, Draft Interim Reports for Management Purposes Only

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

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	230,992	230,992	2,309,918	2,309,918	2,771,901
Fees and Reimbursed Expenses	10,586	10,200	122,601	130,900	153,000
Investment Income	7,963	5,000	16,071	12,200	12,500
Other	0	0	0	0	0
TOTAL REVENUES	**249,541**	**246,192**	**2,448,589**	**2,453,018**	**2,937,401**
OPERATING EXPENSES					
Common Areas	110,663	136,937	1,015,051	1,034,270	1,226,044
Recreation Centers	20,361	25,818	274,655	310,025	377,200
Lakes	734	1,024	7,470	9,840	12,000
General Maintenance	14,673	16,679	163,086	173,036	212,200
Administration	82,338	74,650	697,908	689,650	867,650
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**228,770**	**255,108**	**2,158,170**	**2,216,821**	**2,695,094**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ 20,771**	**$ (8,916)**	**$ 290,419**	**$ 236,197**	**$ 242,307**
Less: Transfer to Reserve	$ (20,000)	$ (20,000)	$ (180,000)	$ (160,000)	$ (200,000)
Less: Depreciation	$ (5,400)	$ (5,400)	$ (54,000)	$ (54,000)	$ (65,000)
EXCESS (DEFICIT) OF REVENUES	**$ (4,629)**	**$ (34,316)**	**$ 56,419**	**$ 22,197**	**$ (22,693)**

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