The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending January 31, 2025

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 673,485	$ -	$ 146,628	$ 820,113
Short-Term Investments	$ 370,000		$ 702,000	$ 1,072,000
Long-Term Investments			$ 436,000	$ 436,000
Accounts Receivable (less Allowance	$ 180,863			$ 180,863
for Doubtful Accounts)				$ -
Interest Receivable	$ 7,269		$ 11,172	$ 18,441
Interfund Balance	-		-	$ -
Prepaid Expenses	$ 178,551			$ 178,551
Total Current Assets	$ 1,410,168	$ -	$ 1,295,800	$ 2,705,968
Other Assets				
Interfund Balance	$ -		$ -	$ -
Refundable Deposits	$ 2,000	-	$ -	$ 2,000
Total Other Assets	$ 2,000	$ -	$ -	$ 2,000
Fixed Assets				
Property & Equipment		3,772,637		3,772,637
Accumulated Depreciation		(2,819,599)		(2,819,599)
Total Fixed Assets	-	953,038	-	953,038
TOTAL ASSETS	**$ 1,412,168**	**$ 953,038**	**$ 1,295,800**	**$ 3,661,006**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 45,843			$ 45,843
Accounts Payable - Reserves			$ 4,420	$ 4,420
Unearned Income	$ 1,010,793			$ 1,010,793
Comp & Benefits Accruals	$ 186,336			$ 186,336
Prepaid Owner Assessments	$ 123,439			$ 123,439
Total Current Liabilities	**$ 1,366,412**	**$ -**	**$ 4,420**	**$ 1,370,832**
Fund Balances				
Total Fund Balance	**$ 45,756**	**$ 953,038**	**$ 1,291,380**	**$ 2,290,174**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,412,168**	**$ 953,038**	**$ 1,295,800**	**$ 3,661,006**

Reserve Fund Activity: January 2025	
Beginning Balance Jan. 1, 2025	$ 1,288,578
Contribution from Operating Fund: January	$ 20,000
Interest from Reserve Investments: January	$ 10,285
Reserve Expenditures: January	$ (27,484)
Reserve Fund Balance January 31, 2025	**$ 1,291,380**

The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending January 31, 2025

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	242,684	242,684	242,684	242,684	2,912,208
Fees and Reimbursed Expenses	7,033	8,800	7,033	8,800	164,500
Investment Income	2,999	2,500	2,999	2,500	16,500
Other	0	0	0	0	0
TOTAL REVENUES	**252,716**	**253,984**	**252,716**	**253,984**	**3,093,208**
OPERATING EXPENSES					
Common Areas	80,770	88,112	80,770	88,112	1,277,545
Recreation Centers	20,541	24,275	20,541	24,275	387,700
Lakes	660	974	660	974	12,000
General Maintenance	11,973	12,625	11,973	12,625	226,700
Administration	50,739	60,745	50,739	60,745	971,950
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**164,684**	**186,731**	**164,684**	**186,731**	**2,875,895**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ 88,033**	**$ 67,253**	**$ 88,033**	**$ 67,253**	**$ 217,313**
Less: Transfer to Reserve	$ (20,000)	$ (18,000)	$ (20,000)	$ (18,000)	$ (217,000)
Less: Depreciation	$ (6,250)	$ (6,250)	$ (6,250)	$ (6,250)	$ (75,000)
EXCESS (DEFICIT) OF REVENUES	**$ 61,783**	**$ 43,003**	**$ 61,783**	**$ 43,003**	**$ (74,687)**

Unaudited, Draft Interim Reports for Management Purposes Only