The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending February 28, 2025

	Operating Fund	Restricted Funds		
	Current Operations	Capital Fund	Reserve Fund	Total
ASSETS				
Current Assets				
Cash	$ 683,096	$ -	$ 140,334	$ 823,430
Short-Term Investments	$ 370,000		$ 702,000	$ 1,072,000
Long-Term Investments			$ 436,000	$ 436,000
Accounts Receivable (less Allowance	$ 84,275			$ 84,275
for Doubtful Accounts)				$ -
Interest Receivable	$ 7,269		$ 11,172	$ 18,441
Interfund Balance	-		-	$ -
Prepaid Expenses	$ 160,754			$ 160,754
Total Current Assets	$ 1,305,393	$ -	$ 1,289,506	$ 2,594,899
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		(2,825,849)		(2,825,849)
Total Fixed Assets	-	946,788	-	946,788
TOTAL ASSETS	**$ 1,307,393**	**$ 946,788**	**$ 1,289,506**	**$ 3,543,688**
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	$ 49,149			$ 49,149
Accounts Payable - Reserves			$ 3,961	$ 3,961
Unearned Income	$ 808,635			$ 808,635
Comp & Benefits Accruals	$ 189,669			$ 189,669
Prepaid Owner Assessments	$ 135,007			$ 135,007
Total Current Liabilities	**$ 1,182,459**	$ -	**$ 3,961**	**$ 1,186,420**
Fund Balances				
Total Fund Balance	**$ 124,934**	**$ 946,788**	**$ 1,285,546**	**$ 2,357,268**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,307,393**	**$ 946,788**	**$ 1,289,506**	**$ 3,543,688**

Reserve Fund Activity: February 2025	
Beginning Balance Jan. 1, 2025	$ 1,288,578
Contribution from Operating Fund: Jan. - Feb.	$ 20,000
Interest from Reserve Investments: Jan. - Feb.	$ 12,161
Reserve Expenditures: Jan. - Feb.	$ (35,194)
Reserve Fund Balance February 28, 2025	**$ 1,285,546**

The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending February 28, 2025

	Current Period		Year-to-Date		Annual Budget
	Actual	Budget	Actual	Budget	
OPERATING REVENUES					
Assessments Income	242,684	242,684	485,368	485,368	2,912,208
Fees and Reimbursed Expenses	30,030	26,000	37,063	34,800	164,500
Investment Income	687	500	3,686	3,000	16,500
Other	0	0	0	0	0
TOTAL REVENUES	**273,401**	**269,184**	**526,118**	**523,168**	**3,093,208**
OPERATING EXPENSES					
Common Areas	82,098	86,762	157,368	173,874	1,277,545
Recreation Centers	23,753	26,900	44,295	51,175	387,700
Lakes	660	974	1,320	1,948	12,000
General Maintenance	16,763	17,879	28,735	30,504	226,700
Administration	68,262	73,135	119,001	133,880	971,950
Designated Unrestricted Expenses	0	0	0	0	0
TOTAL OPERATING EXPENSES	**191,536**	**205,650**	**350,719**	**391,381**	**2,875,895**
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES	**$ 81,866**	**$ 63,534**	**$ 175,398**	**$ 131,787**	**$ 217,313**
Less: Transfer to Reserve	$ -	$ (18,000)	$ (20,000)	$ (36,000)	$ (217,000)
Less: Depreciation	$ (6,250)	$ (6,250)	$ (12,500)	$ (12,500)	$ (75,000)
EXCESS (DEFICIT) OF REVENUES	**$ 75,616**	**$ 39,284**	**$ 142,898**	**$ 83,287**	**$ (74,687)**

Unaudited, Draft Interim Reports for Management Purposes Only