

The M.P.R. Homeowners' Association
Statement of Assets, Liabilities, Fund Balances
For the Month Ending February 28, 2026

	<u>Operating Fund</u>	<u>Restricted Funds</u>		<u>Total</u>
	<u>Current Operations</u>	<u>Capital Fund</u>	<u>Reserve Fund</u>	
ASSETS				
Current Assets				
Cash	\$ 757,288		\$ 289,341	\$ 1,046,629
Short-Term Investments	\$ 345,000		\$ 436,000	\$ 781,000
Long-Term Investments			\$ 477,000	\$ 477,000
Accounts Receivable (less Allowance for Doubtful Accounts)	\$ 102,941			\$ 102,941
Interest Receivable	\$ 2,132		\$ 5,362	\$ 7,494
Interfund Balance	-		-	
Prepaid Expenses	\$ 170,387			\$ 170,387
Total Current Assets	\$ 1,377,749	\$ -	\$ 1,207,703	\$ 2,585,452
Other Assets				
Interfund Balance	\$ 1,583		\$ (1,583)	
Refundable Deposits	\$ 2,000			\$ 2,000
Total Other Assets	\$ 3,583	\$ -	\$ (1,583)	\$ 2,000
Fixed Assets				
Property & Equipment		\$ 3,791,091		\$ 3,791,091
Accumulated Depreciation		\$ (2,895,567)		\$ (2,895,567)
Total Fixed Assets	-	895,524	-	895,524
TOTAL ASSETS	\$ 1,381,332	\$ 895,524	\$ 1,206,120	\$ 3,482,976
LIABILITIES & FUND BALANCES				
Current Liabilities				
Accounts Payable - Operating	\$ 89,353			\$ 89,353
Accounts Payable - Reserves			\$ 9,303	\$ 9,303
Unearned Income	\$ 851,399			\$ 851,399
Comp & Benefits Accruals	\$ 11,191			\$ 11,191
Prepaid Owner Assessments	\$ 151,165			\$ 151,165
Total Current Liabilities	\$ 1,103,108	\$ -	\$ 9,303	\$ 1,112,411
Fund Balances				
Total Fund Balance	\$ 278,224	\$ 895,524	\$ 1,196,818	\$ 2,370,565
TOTAL LIABILITIES & FUND BALANCES	\$ 1,381,332	\$ 895,524	\$ 1,206,120	\$ 3,482,976

Reserve Fund Activity: February 2026	
Beginning Balance Jan. 1, 2026	\$ 1,150,045
Contribution from Operating Fund:	\$ 60,000
Interest from Reserve Investments:	\$ 8,391
Reserve Expenditures:	\$ (21,618)
Reserve Fund Balance February 28, 2026	\$ 1,196,818

**The M.P.R. Homeowners Association
Statement of Revenues and Expenses
For the Month Ending February 28, 2026**

	Current Period		Year-to-Date		Annual
	Actual	Budget	Actual	Budget	Budget
OPERATING REVENUES					
Assessments Income	\$ 255,518	\$ 255,518	\$ 511,037	\$ 511,037	\$ 3,066,219
Fees and Reimbursed Expenses	\$ 30,999	\$ 23,700	\$ 36,738	\$ 30,100	\$ 166,500
Investment Income	\$ 540	\$ 750	\$ 1,125	\$ 1,250	\$ 14,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 287,058	\$ 279,968	\$ 548,899	\$ 542,387	\$ 3,246,719
OPERATING EXPENSES					
Common Areas	\$ 125,464	\$ 134,098	\$ 203,144	\$ 216,946	\$ 1,331,982
Recreation Centers	\$ 20,456	\$ 23,900	\$ 40,829	\$ 47,100	\$ 369,200
Lakes	\$ 773	\$ 825	\$ 1,511	\$ 1,850	\$ 10,200
General Maintenance	\$ 16,079	\$ 17,129	\$ 27,837	\$ 30,604	\$ 235,587
Administration	\$ 61,110	\$ 71,945	\$ 111,117	\$ 135,840	\$ 1,064,750
Designated Unrestricted Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 223,883	\$ 247,897	\$ 384,438	\$ 432,340	\$ 3,011,719
EXCESS (DEFICIT) OF REVENUES OVER OPERATING EXPENSES					
	\$ 63,175	\$ 32,071	\$ 164,461	\$ 110,047	\$ 235,000
Less: Transfer to Reserve	\$ (20,000)	\$ (20,000)	\$ (60,000)	\$ (40,000)	\$ (235,000)
Less: Depreciation	\$ (6,250)	\$ (6,250)	\$ (12,500)	\$ (12,500)	\$ (75,000)
EXCESS (DEFICIT) OF REVENUES	\$ 36,925	\$ 5,821	\$ 91,961	\$ 57,547	\$ (75,000)

Unaudited, Draft Interim Reports for Management Purposes Only