

MCA
Statement of Activity
January through September 2022

Accrual Basis

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Residential Assessments	3,551,554	3,564,000	-12,446	100%
4015 · Commercial Assessments	929,631	899,556	30,075	103%
4020 · PCMD	1,492,098	1,437,608	54,490	104%
4030 · Working Capital	46,600	68,400	-21,800	68%
4040 · Collections	49,559	45,000	4,559	110%
4060 · Aquatic Services	880,648	885,500	-4,852	99%
4070 · Event Services	126,893	165,000	-38,107	77%
4080 · Earned Revenue	142,737	161,500	-18,763	88%
Total Income	<u>7,219,720</u>	<u>7,226,564</u>	<u>-6,844</u>	<u>100%</u>
Gross Profit	7,219,720	7,226,564	-6,844	100%
Expense				
5010 · Administration & Payroll	848,391	824,250	24,141	103%
5015 · MCA Leases	632,718	609,465	23,253	104%
5030 · Assessment Management	150,212	140,250	9,962	107%
5040 · Professional Services	114,755	66,900	47,855	172%
5060 · Insurance	189,259	153,750	35,509	123%
5100 · Programs and Events	521,386	510,250	11,136	102%
5210 · Park and Open Space	1,953,256	1,922,209	31,047	102%
5300 · District Maintenance	1,419,689	1,371,817	47,873	103%
5400 · Aquatics	1,525,942	1,373,400	152,542	111%
5500 · Other Expenses	15,787	17,634	-1,846	90%
5900 · Reserve & Improvement Funds	531,000	531,000	0	100%
Total Expense	<u>7,902,397</u>	<u>7,520,924</u>	<u>381,473</u>	<u>105%</u>
Net Ordinary Income	-682,677	-294,360	-388,317	232%
Other Income/Expense				
Other Income				
6010 · Reserve & Improvement Funds	531,761	531,000	761	100%
6050 · Community Fund	3,134,623			
Total Other Income	<u>3,666,384</u>	<u>531,000</u>	<u>3,135,384</u>	<u>690%</u>
Other Expense				
7010 · Reserve Repairs & Replacements	352,407	350,000	2,407	101%
7020 · Improvement Projects	184,316	185,000	-684	100%
7040 · Parkway Replacements	410			
7050 · Community Investment Grants	2,999,870			
7100 · Year End Audit Adjustments	22,135			
Total Other Expense	<u>3,559,138</u>	<u>535,000</u>	<u>3,024,138</u>	<u>665%</u>
Net Other Income	<u>107,246</u>	<u>-4,000</u>	<u>111,246</u>	<u>-2,681%</u>
Net Income	<u>-575,431</u>	<u>-298,360</u>	<u>-277,071</u>	<u>193%</u>

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Accrual Basis

MCA
Balance Sheet
As of September 30, 2022

	Sep 30, 22	Sep 30, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · MSI Assessment Acct	561,227.05	434,627.06	126,599.99
1015 · MCA Operating Reserve 2075	84.90	20,753.89	-20,668.99
1020 · MCA Operating Acct 3350	157,286.79	190,443.03	-33,156.24
1025 · MCA Program Sweep 3107	819.79	819.79	0.00
1055 · Reserves - FirstBank 6276	886,752.21	912,410.10	-25,657.89
1060 · Reserves - Charles Schwab	-1.14	58.86	-60.00
1070 · MCA Community Fee Fund 2063	216,241.43	366,842.31	-150,600.88
1080 · Community Investment Fund	1,881.67	1,372.91	508.76
Total Checking/Savings	1,824,292.70	1,927,327.95	-103,035.25
Accounts Receivable			
1110 · Accounts receivable			
1110-01 · AR-Homeowners	92,773.28	97,268.48	-4,495.20
1110-02 · AR-Commercial	9,945.06	9,560.20	384.86
1110-03 · AR-Declarant	2,591.16	15,132.43	-12,541.27
1110-04 · AR-Builders	51,427.70	56,811.58	-5,383.88
1110-05 · AR-PCMD	399,268.93	617,616.45	-218,347.52
1110-06 · AR-For Rent MR	23,660.00	50,500.40	-26,840.40
1110-08 · AR-Domestic Water Service	23,508.92	22,800.00	708.92
1110-09 · AR-Event Sponsorships	40,523.79	33,774.79	6,749.00
1110-10 · AR-Aquatics	6,613.55	1,080.85	5,532.70
1110-11 · AR-MCA Operations	19,927.43	4,061.36	15,866.07
1110 · Accounts receivable - Other	1,162.28	1,297.28	-135.00
Total 1110 · Accounts receivable	671,402.10	909,903.82	-238,501.72
1115 · Doubtful accounts allowance	-83,000.00	-50,000.00	-33,000.00
Total Accounts Receivable	588,402.10	859,903.82	-271,501.72
Other Current Assets			
1299 · Undeposited Funds	1,000.00	1,000.00	0.00
1300 · Payroll Service Customer Asset	-2,310.64	-2,310.64	0.00
1410 · Inventories for sale	1,500.24	1,500.24	0.00
1420 · Inventories for use	10,506.44	10,506.44	0.00
1450 · Prepaid expenses	39,017.66	39,017.66	0.00
1455 · Prepaid Insurance	20,911.00	0.00	20,911.00
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00
1535 · Cash Banks - MCA			
1535-01 · Cash Bank - Pools	2,100.00	2,100.00	0.00
1535-02 · Cash Bank - Events	917.00	917.00	0.00
1535-03 · Cash Bank - Office	100.00	100.00	0.00
Total 1535 · Cash Banks - MCA	3,117.00	3,117.00	0.00
1550 · Training Equipment - Aquatics	3,890.59	3,890.59	0.00
Total Other Current Assets	78,832.29	57,921.29	20,911.00
Total Current Assets	2,491,527.09	2,845,153.06	-353,625.97
Fixed Assets			
1620 · Pool Facility - operating	55,789.44	68,424.44	-12,635.00
1630 · Leasehold improvements	1,275,416.58	1,433,451.12	-158,034.54
1640 · Furniture, fixtures, & equip	353,383.84	379,918.42	-26,534.58
1650 · Vehicles	296,642.12	206,875.02	89,767.10
1660 · Construction in progress	12,652.62	12,652.62	0.00
1720 · Accum Depreciation -Pool	-48,420.00	0.00	-48,420.00
1740 · Accum Depreciation - Furniture	-283,499.00	0.00	-283,499.00

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Accrual Basis

MCA
Balance Sheet
As of September 30, 2022

	Sep 30, 22	Sep 30, 21	\$ Change
1745 · Accum deprec			
1735 · Accum amort - leasehold improve	-633,887.90	68,220.10	-702,108.00
1755 · Accum deprec - vehicles	-57,886.00	0.00	-57,886.00
1745 · Accum deprec - Other	-68,220.00	-321,170.00	252,950.00
Total 1745 · Accum deprec	-759,993.90	-252,949.90	-507,044.00
Total Fixed Assets	901,971.70	1,848,371.72	-946,400.02
TOTAL ASSETS	3,393,498.79	4,693,524.78	-1,300,025.99
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2010 · Accounts payable	970,907.82	567,233.71	403,674.11
Total Accounts Payable	970,907.82	567,233.71	403,674.11
Credit Cards			
2050 · Credit card - Capital One VISA			
2050-01 · Capital One (6466)	-3,558.50	-3,558.50	0.00
2050-02 · Capital One (1868)	-3,528.17	-3,528.17	0.00
2050 · Credit card - Capital One VISA - Other	1,787.43	9,750.22	-7,962.79
Total 2050 · Credit card - Capital One VISA	-5,299.24	2,663.55	-7,962.79
2052 · First Bank VISA (5586)	9,303.48	11,809.43	-2,505.95
Total Credit Cards	4,004.24	14,472.98	-10,468.74
Other Current Liabilities			
2015 · Account Payable - Audit	13,978.00	0.00	13,978.00
2100 · Payroll Liabilities	14,562.98	4,726.65	9,836.33
2111 · Direct Deposit Liabilities	391.00	2,842.31	-2,451.31
2200 · Prepaid Assessments	169,164.72	171,058.87	-1,894.15
2250 · Swim Team Fund	22,773.36	22,773.36	0.00
2260 · F10 Stormsewer Reserve Fund	40,125.00	39,225.00	900.00
2320 · Deferred Insurance Claim	20,977.00	0.00	20,977.00
2410 · Refundable advances	-260.23	-260.23	0.00
Total Other Current Liabilities	281,711.83	240,365.96	41,345.87
Total Current Liabilities	1,256,623.89	822,072.65	434,551.24
Total Liabilities	1,256,623.89	822,072.65	434,551.24
Equity			
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00
3010 · Unrestrict (retained earnings)	710,381.50	1,881,354.37	-1,170,972.87
3300 · Working Capital Equity	1,914,307.00	1,393,707.00	520,600.00
Net Income	-575,430.99	508,773.37	-1,084,204.36
Total Equity	2,136,874.90	3,871,452.13	-1,734,577.23
TOTAL LIABILITIES & EQUITY	3,393,498.79	4,693,524.78	-1,300,025.99

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Accrual Basis

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Balance Sheet
As of September 30, 2022

	<u>% Change</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · MSI Assessment Acct	29.1%
1015 · MCA Operating Reserve 2075	-99.6%
1020 · MCA Operating Acct 3350	-17.4%
1025 · MCA Program Sweep 3107	0.0%
1055 · Reserves - FirstBank 6276	-2.8%
1060 · Reserves - Charles Schwab	-101.9%
1070 · MCA Community Fee Fund 2063	-41.1%
1080 · Community Investment Fund	37.1%
Total Checking/Savings	-5.4%
Accounts Receivable	
1110 · Accounts receivable	
1110-01 · AR-Homeowners	-4.6%
1110-02 · AR-Commercial	4.0%
1110-03 · AR-Declarant	-82.9%
1110-04 · AR-Builders	-9.5%
1110-05 · AR-PCMD	-35.4%
1110-06 · AR-For Rent MR	-53.2%
1110-08 · AR-Domestic Water Service	3.1%
1110-09 · AR-Event Sponsorships	20.0%
1110-10 · AR-Aquatics	511.9%
1110-11 · AR-MCA Operations	390.7%
1110 · Accounts receivable - Other	-10.4%
Total 1110 · Accounts receivable	-26.2%
1115 · Doubtful accounts allowance	-66.0%
Total Accounts Receivable	-31.6%
Other Current Assets	
1299 · Undeposited Funds	0.0%
1300 · Payroll Service Customer Asset	0.0%
1410 · Inventories for sale	0.0%
1420 · Inventories for use	0.0%
1450 · Prepaid expenses	0.0%
1455 · Prepaid Insurance	100.0%
1530 · Petty Cash - MSI	0.0%
1535 · Cash Banks - MCA	
1535-01 · Cash Bank - Pools	0.0%
1535-02 · Cash Bank - Events	0.0%
1535-03 · Cash Bank - Office	0.0%
Total 1535 · Cash Banks - MCA	0.0%
1550 · Training Equipment - Aquatics	0.0%
Total Other Current Assets	36.1%
Total Current Assets	-12.4%
Fixed Assets	
1620 · Pool Facility - operating	-18.5%
1630 · Leasehold improvements	-11.0%
1640 · Furniture, fixtures, & equip	-7.0%
1650 · Vehicles	43.4%
1660 · Construction in progress	0.0%
1720 · Accum Depreciation -Pool	-100.0%
1740 · Accum Depreciation - Furniture	-100.0%

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Balance Sheet
As of September 30, 2022

	% Change
1745 · Accum deprec	
1735 · Accum amort - leasehold improve	-1,029.2%
1755 · Accum deprec - vehicles	-100.0%
1745 · Accum deprec - Other	78.8%
Total 1745 · Accum deprec	-200.5%
Total Fixed Assets	-51.2%
TOTAL ASSETS	-27.7%
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	71.2%
Total Accounts Payable	71.2%
Credit Cards	
2050 · Credit card - Capital One VISA	
2050-01 · Capital One (6466)	0.0%
2050-02 · Capital One (1868)	0.0%
2050 · Credit card - Capital One VISA - Other	-81.7%
Total 2050 · Credit card - Capital One VISA	-299.0%
2052 · First Bank VISA (5586)	-21.2%
Total Credit Cards	-72.3%
Other Current Liabilities	
2015 · Account Payable - Audit	100.0%
2100 · Payroll Liabilities	208.1%
2111 · Direct Deposit Liabilities	-86.2%
2200 · Prepaid Assessments	-1.1%
2250 · Swim Team Fund	0.0%
2260 · F10 Stormsewer Reserve Fund	2.3%
2320 · Defered Insurance Claim	100.0%
2410 · Refundable advances	0.0%
Total Other Current Liabilities	17.2%
Total Current Liabilities	52.9%
Total Liabilities	52.9%
Equity	
3001 · Opening Bal Equity	0.0%
3010 · Unrestrict (retained earnings)	-62.2%
3300 · Working Capital Equity	37.4%
Net Income	-213.1%
Total Equity	-44.8%
TOTAL LIABILITIES & EQUITY	-27.7%