

**MCA**  
**Statement of Activity**  
**January through December 2023**

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4010 · Residential Assessments	5,277,031	5,326,053	-49,023	99%
4015 · Commercial Assessments	1,093,153	1,136,984	-43,831	96%
4020 · PCMD	1,885,331	1,824,502	60,829	103%
4030 · Working Capital	44,643	60,000	-15,357	74%
4040 · Collections	74,491	62,400	12,091	119%
4060 · Aquatic Services	842,672	883,800	-41,128	95%
4070 · Event Services	157,212	152,000	5,212	103%
4080 · Earned Revenue	513,026	163,500	349,526	314%
<b>Total Income</b>	<u>9,887,558</u>	<u>9,609,239</u>	<u>278,319</u>	<u>103%</u>
<b>Gross Profit</b>	9,887,558	9,609,239	278,319	103%
<b>Expense</b>				
5010 · Administration & Payroll	1,367,617	1,211,550	156,067	113%
5015 · MCA Leases	919,064	770,000	149,064	119%
5030 · Assessment Management	211,145	178,992	32,153	118%
5040 · Professional Services	107,046	91,992	15,054	116%
5060 · Insurance	312,203	221,988	90,215	141%
5100 · Programs and Events	662,983	656,488	6,495	101%
5210 · Park and Open Space	2,321,902	2,455,742	-133,840	95%
5300 · District Maintenance	1,797,867	1,737,622	60,245	103%
5400 · Aquatics	1,808,881	1,663,208	145,673	109%
5500 · Other Expenses	9,374	24,000	-14,626	39%
5900 · Reserve & Improvement Funds	472,000	600,000	-128,000	79%
<b>Total Expense</b>	<u>9,990,082</u>	<u>9,611,582</u>	<u>378,500</u>	<u>104%</u>
<b>Net Ordinary Income</b>	-102,524	-2,343	-100,181	4,376%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
ReconWithholdingAccount	107			
6010 · Reserve & Improvement Funds	501,817			
6050 · Community Fund	1,345,182			
<b>Total Other Income</b>	<u>1,847,105</u>			
<b>Other Expense</b>				
7010 · Reserve Repairs & Replacements	536,848			
7020 · Improvement Projects	18,962			
7050 · Community Investment Grants	1,308,766			
7100 · Year End Audit Adjustments	9,013			
<b>Total Other Expense</b>	<u>1,873,590</u>			
<b>Net Other Income</b>	-26,484			
<b>Net Income</b>	<u><u>-129,008</u></u>	<u><u>-2,343</u></u>	<u><u>-126,665</u></u>	<u><u>5,507%</u></u>

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Accrual Basis

**MCA**  
**Balance Sheet**  
**As of December 31, 2023**

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1010 · MSI Assessment Acct	595,434.30	522,209.17	73,225.13	14.0%
1015 · MCA Operating Reserve...	84.90	84.90	0.00	0.0%
1020 · MCA Operating Acct 3350	40,947.31	164,529.78	-123,582.47	-75.1%
1025 · MCA Program Sweep 31...	819.72	819.79	-0.07	0.0%
1055 · Reserves - FirstBank 62...	800,933.54	900,702.46	-99,768.92	-11.1%
1060 · Reserves - Charles Sch...	-1.14	-1.14	0.00	0.0%
1070 · MCA Community Fee Fu...	104,078.26	161,016.52	-56,938.26	-35.4%
1080 · Community Investmen...	2,850.34	1,881.67	968.67	51.5%
<b>Total Checking/Savings</b>	<b>1,545,147.23</b>	<b>1,751,243.15</b>	<b>-206,095.92</b>	<b>-11.8%</b>
<b>Accounts Receivable</b>				
<b>1110 · Accounts receivable</b>				
1110-01 · AR-Homeowners	129,213.48	112,188.50	17,024.98	15.2%
1110-02 · AR-Commercial	7,686.95	9,742.21	-2,055.26	-21.1%
1110-03 · AR-Declarant	-8,736.52	-4,069.80	-4,666.72	-114.7%
1110-04 · AR-Builders	21,033.60	64,277.88	-43,244.28	-67.3%
1110-05 · AR-PCMD	225,410.03	165,650.56	59,759.47	36.1%
1110-06 · AR-For Rent MR	24,111.00	4,646.90	19,464.10	418.9%
1110-08 · AR-Domestic Wat...	22,691.20	24,474.85	-1,783.65	-7.3%
1110-09 · AR-Event Sponso...	58,623.79	41,773.79	16,850.00	40.3%
1110-10 · AR-Aquatics	1,020.85	1,725.23	-704.38	-40.8%
1110-11 · AR-MCA Operations	25,014.07	28,028.82	-3,014.75	-10.8%
1110 · Accounts receivable ...	1,103.72	1,297.28	-193.56	-14.9%
<b>Total 1110 · Accounts receivable</b>	<b>507,172.17</b>	<b>449,736.22</b>	<b>57,435.95</b>	<b>12.8%</b>
1115 · Doubtful accounts allo...	-83,000.00	-83,000.00	0.00	0.0%
<b>Total Accounts Receivable</b>	<b>424,172.17</b>	<b>366,736.22</b>	<b>57,435.95</b>	<b>15.7%</b>
<b>Other Current Assets</b>				
1299 · Undeposited Funds	1,000.00	1,645.56	-645.56	-39.2%
1300 · Payroll Service Custom...	-2,310.64	-2,310.64	0.00	0.0%
1410 · Inventories for sale	1,500.24	1,500.24	0.00	0.0%
1420 · Inventories for use	10,506.44	10,506.44	0.00	0.0%
1450 · Prepaid expenses	39,017.66	39,017.66	0.00	0.0%
1455 · Prepaid Insurance	20,911.00	20,911.00	0.00	0.0%
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00	0.0%
<b>1535 · Cash Banks - MCA</b>				
1535-01 · Cash Bank - Pools	2,100.00	2,100.00	0.00	0.0%
1535-02 · Cash Bank - Events	917.00	917.00	0.00	0.0%
1535-03 · Cash Bank - Office	100.00	100.00	0.00	0.0%
<b>Total 1535 · Cash Banks - MCA</b>	<b>3,117.00</b>	<b>3,117.00</b>	<b>0.00</b>	<b>0.0%</b>
1550 · Training Equipment - A...	3,890.59	3,890.59	0.00	0.0%
<b>Total Other Current Assets</b>	<b>78,832.29</b>	<b>79,477.85</b>	<b>-645.56</b>	<b>-0.8%</b>
<b>Total Current Assets</b>	<b>2,048,151.69</b>	<b>2,197,457.22</b>	<b>-149,305.53</b>	<b>-6.8%</b>
<b>Fixed Assets</b>				
1620 · Pool Facilitiy - operating	55,789.44	55,789.44	0.00	0.0%
1630 · Leasehold improvements	1,287,336.35	1,276,071.37	11,264.98	0.9%
1640 · Furniture, fixtures, & equip	380,683.87	364,180.02	16,503.85	4.5%
1650 · Vehicles	379,471.19	296,642.12	82,829.07	27.9%
1660 · Construction in progress	12,652.62	12,652.62	0.00	0.0%
1720 · Accum Depreciation -Pool	-48,420.00	-48,420.00	0.00	0.0%
1740 · Accum Depreciation - Furn...	-283,499.00	-283,499.00	0.00	0.0%

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**MCA**  
**Balance Sheet**  
**As of December 31, 2023**

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
1745 · Accum deprec				
1735 · Accum amort - leasehol...	-633,887.90	-633,887.90	0.00	0.0%
1755 · Accum deprec - vehicles	-57,886.00	-57,886.00	0.00	0.0%
1745 · Accum deprec - Other	-68,220.00	-68,220.00	0.00	0.0%
<b>Total 1745 · Accum deprec</b>	<b>-759,993.90</b>	<b>-759,993.90</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Fixed Assets</b>	<b>1,024,020.57</b>	<b>913,422.67</b>	<b>110,597.90</b>	<b>12.1%</b>
<b>TOTAL ASSETS</b>	<b>3,072,172.26</b>	<b>3,110,879.89</b>	<b>-38,707.63</b>	<b>-1.2%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts payable	718,147.42	669,530.11	48,617.31	7.3%
<b>Total Accounts Payable</b>	<b>718,147.42</b>	<b>669,530.11</b>	<b>48,617.31</b>	<b>7.3%</b>
<b>Credit Cards</b>				
2050 · Credit card - Capital ...				
2050-01 · Capital One (64...	-3,558.50	-3,558.50	0.00	0.0%
2050-02 · Capital One (18...	-3,528.17	-3,528.17	0.00	0.0%
2050 · Credit card - Capit...	6,363.84	5,071.67	1,292.17	25.5%
<b>Total 2050 · Credit card - Ca...</b>	<b>-722.83</b>	<b>-2,015.00</b>	<b>1,292.17</b>	<b>64.1%</b>
2052 · First Bank VISA (5586)	-11,819.17	10,705.06	-22,524.23	-210.4%
<b>Total Credit Cards</b>	<b>-12,542.00</b>	<b>8,690.06</b>	<b>-21,232.06</b>	<b>-244.3%</b>
<b>Other Current Liabilities</b>				
2015 · Account Payable - Au...	13,978.00	13,978.00	0.00	0.0%
2100 · Payroll Liabilities	36,912.23	18,367.48	18,544.75	101.0%
2111 · Direct Deposit Liabili...	589.40	391.00	198.40	50.7%
2200 · Prepaid Assessments	185,524.45	142,252.52	43,271.93	30.4%
2250 · Swim Team Fund	22,773.36	22,773.36	0.00	0.0%
2260 · F10 Stormsewer Res...	41,250.00	40,350.00	900.00	2.2%
2320 · Defered Insurance Cl...	20,977.00	20,977.00	0.00	0.0%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
<b>Total Other Current Liabilities</b>	<b>321,744.21</b>	<b>258,829.13</b>	<b>62,915.08</b>	<b>24.3%</b>
<b>Total Current Liabilities</b>	<b>1,027,349.63</b>	<b>937,049.30</b>	<b>90,300.33</b>	<b>9.6%</b>
<b>Total Liabilities</b>	<b>1,027,349.63</b>	<b>937,049.30</b>	<b>90,300.33</b>	<b>9.6%</b>
<b>Equity</b>				
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00	0.0%
3010 · Unrestrict (retained earnin...	171,906.20	709,256.04	-537,349.84	-75.8%
3300 · Working Capital Equity	1,914,307.00	1,914,307.00	0.00	0.0%
Net Income	-129,007.96	-537,349.84	408,341.88	76.0%
<b>Total Equity</b>	<b>2,044,822.63</b>	<b>2,173,830.59</b>	<b>-129,007.96</b>	<b>-5.9%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,072,172.26</b>	<b>3,110,879.89</b>	<b>-38,707.63</b>	<b>-1.2%</b>