

**Master Community Association  
Statement of Activity  
January through June 2020**

Accrual Basis

	Jan - Jun 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4010 · Residential Assessments	2,230,755	2,165,509	65,246	103%
4015 · Commercial Assessments	494,444	496,190	-1,746	100%
4020 · PCMD	857,475	732,865	124,610	117%
4030 · Working Capital	52,400	48,000	4,400	109%
4040 · Collections	13,721	18,900	-5,179	73%
4050 · Community Fee	-41			
4060 · Aquatic Services	96,364	572,070	-475,706	17%
4070 · Event Services	14,627	83,500	-68,873	18%
4080 · Earned Revenue	60,903	107,950	-47,047	56%
<b>Total Income</b>	<u>3,820,649</u>	<u>4,224,984</u>	<u>-404,335</u>	<u>90%</u>
<b>Gross Profit</b>	3,820,649	4,224,984	-404,335	90%
<b>Expense</b>				
5010 · Administration & Governance	518,460	504,000	14,460	103%
5015 · MCA Office & Community Rooms	415,699	379,950	35,749	109%
5030 · Assessment Management	82,891	115,200	-32,309	72%
5040 · Professional Services	21,934	33,500	-11,566	65%
5060 · Insurance	94,156	106,000	-11,844	89%
5100 · Programs and Events	200,651	332,850	-132,199	60%
5210 · Park and Open Space	936,293	770,950	165,343	121%
5300 · District Maintenance	714,110	723,865	-9,755	99%
5400 · Aquatics	196,507	588,633	-392,126	33%
5500 · Other Expenses	6,771	12,000	-5,229	56%
5900 · Reserve & Improvement Funds	360,000	360,000	0	100%
<b>Total Expense</b>	<u>3,547,473</u>	<u>3,926,948</u>	<u>-379,475</u>	<u>90%</u>
<b>Net Ordinary Income</b>	273,176	298,036	-24,860	92%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
ReconWithholdingAccount	0			
6010 · Reserve Funds	212,268	210,000	2,268	101%
6020 · Improvement Fund	150,000	150,000	0	100%
6050 · Community Fund	821,749	731,000	90,749	112%
<b>Total Other Income</b>	<u>1,184,017</u>	<u>1,091,000</u>	<u>93,017</u>	<u>109%</u>
<b>Other Expense</b>				
7010 · Reserve Repairs & Replacements	27,122	333,000	-305,878	8%
7020 · Improvement Projects	49,729	300,000	-250,271	17%
7040 · Parkway Replacements	79,500	25,000	54,500	318%
7050 · Community Investment Fund	780,173	700,000	80,173	111%
<b>Total Other Expense</b>	<u>936,524</u>	<u>1,358,000</u>	<u>-421,476</u>	<u>69%</u>
<b>Net Other Income</b>	<u>247,493</u>	<u>-267,000</u>	<u>514,493</u>	<u>-93%</u>
<b>Net Income</b>	<u><u>520,669</u></u>	<u><u>31,036</u></u>	<u><u>489,633</u></u>	<u><u>1,678%</u></u>

# Master Community Association Balance Sheet Prev Year Comparison

As of June 30, 2020

Accrual Basis

	Jun 30, 20	Jun 30, 19	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1010 · MSI Assessment Acct	480,509.56	396,583.55	83,926.01	21.2%
1015 · MCA Operating Reserve	952.34	40,123.93	-39,171.59	-97.6%
1020 · MCA Operating Acct	285,227.40	557,207.35	-271,979.95	-48.8%
1025 · MCA Events Sweep	70,750.09	47,779.86	22,970.23	48.1%
1050 · MCA Reserve Funds	1,070,461.97	758,235.06	312,226.91	41.2%
1070 · MCA Community Fee Fund	353,373.65	254,486.22	98,887.43	38.9%
1080 · Community Investment Fund	547.91	547.91	0.00	0.0%
<b>Total Checking/Savings</b>	<b>2,261,822.92</b>	<b>2,054,963.88</b>	<b>206,859.04</b>	<b>10.1%</b>
<b>Accounts Receivable</b>				
<b>1110 · Accounts receivable</b>				
1110-01 · AR-Homeowners	89,806.42	71,817.73	17,988.69	25.1%
1110-02 · AR-Commercial	8,591.72	4,213.40	4,378.32	103.9%
1110-03 · AR-Declarant	-18,033.71	34,981.03	-53,014.74	-151.6%
1110-04 · AR-Builders	74,388.04	102,918.27	-28,530.23	-27.7%
1110-05 · AR-PCMD	592,752.76	226,154.39	366,598.37	162.1%
1110-06 · AR-For Rent MR	12,723.04	17,913.96	-5,190.92	-29.0%
1110-08 · AR-Domestic Water Service	21,018.30	21,877.97	-859.67	-3.9%
1110-09 · AR-Event Sponsorships	41,949.79	34,189.79	7,760.00	22.7%
1110-10 · AR-Aquatics	8,227.87	90,950.57	-82,722.70	-91.0%
1110-11 · AR-MCA Operations	15,725.96	1,390.00	14,335.96	1,031.4%
1110 · Accounts receivable - Other	1,297.28	1,297.28	0.00	0.0%
<b>Total 1110 · Accounts receivable</b>	<b>848,447.47</b>	<b>607,704.39</b>	<b>240,743.08</b>	<b>39.6%</b>
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
<b>Total Accounts Receivable</b>	<b>798,447.47</b>	<b>557,704.39</b>	<b>240,743.08</b>	<b>43.2%</b>
<b>Other Current Assets</b>				
1299 · Undeposited Funds	1,000.00	1,000.00	0.00	0.0%
1300 · Payroll Service Customer Asset	-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%
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00	0.0%
1535 · Cash Banks - MCA	3,117.00	3,117.00	0.00	0.0%
1550 · Training Equipment - Aquatics	3,890.59	3,890.59	0.00	0.0%
<b>Total Other Current Assets</b>	<b>57,921.29</b>	<b>57,921.29</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Current Assets</b>	<b>3,118,191.68</b>	<b>2,670,589.56</b>	<b>447,602.12</b>	<b>16.8%</b>
<b>Fixed Assets</b>				
1620 · Pool Facility - operating	62,754.27	52,511.59	10,242.68	19.5%
1630 · Leasehold improvements	1,433,451.12	1,433,451.12	0.00	0.0%
1640 · Furniture, fixtures, & equip	372,377.42	345,178.64	27,198.78	7.9%
1650 · Vehicles	164,091.89	164,091.89	0.00	0.0%
1660 · Construction in progress	12,652.62	12,652.62	0.00	0.0%
1745 · Accum deprec	-252,949.90	-252,949.90	0.00	0.0%
<b>Total Fixed Assets</b>	<b>1,792,377.42</b>	<b>1,754,935.96</b>	<b>37,441.46</b>	<b>2.1%</b>
<b>TOTAL ASSETS</b>	<b>4,910,569.10</b>	<b>4,425,525.52</b>	<b>485,043.58</b>	<b>11.0%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts payable	669,935.37	554,307.45	115,627.92	20.9%
<b>Total Accounts Payable</b>	<b>669,935.37</b>	<b>554,307.45</b>	<b>115,627.92</b>	<b>20.9%</b>

# Master Community Association Balance Sheet Prev Year Comparison

As of June 30, 2020

Accrual Basis

	Jun 30, 20	Jun 30, 19	\$ Change	% Change
<b>Credit Cards</b>				
2050 · Credit card - Capital One VISA	-9,413.21	-971.67	-8,441.54	-868.8%
2052 · First Bank VISA (5586)	13,254.19	20,815.02	-7,560.83	-36.3%
<b>Total Credit Cards</b>	3,840.98	19,843.35	-16,002.37	-80.6%
<b>Other Current Liabilities</b>				
2100 · Payroll Liabilities	3,119.71	5,649.18	-2,529.47	-44.8%
2111 · Direct Deposit Liabilities	2,842.31	2,842.31	0.00	0.0%
2200 · Prepaid Assessments	216,068.79	211,394.24	4,674.55	2.2%
2250 · Swim Team Fund	22,773.36	22,773.36	0.00	0.0%
2260 · F10 Stormsewer Reserve Fund	38,100.00	37,200.00	900.00	2.4%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
<b>Total Other Current Liabilities</b>	282,643.94	279,598.86	3,045.08	1.1%
<b>Total Current Liabilities</b>	956,420.29	853,749.66	102,670.63	12.0%
<b>Total Liabilities</b>	956,420.29	853,749.66	102,670.63	12.0%
<b>Equity</b>				
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00	0.0%
3010 · Unrestrict (retained earnings)	1,952,155.00	1,708,802.78	243,352.22	14.2%
3300 · Working Capital Equity	1,393,707.00	1,393,707.00	0.00	0.0%
Net Income	520,669.42	381,648.69	139,020.73	36.4%
<b>Total Equity</b>	3,954,148.81	3,571,775.86	382,372.95	10.7%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,910,569.10</b>	<b>4,425,525.52</b>	<b>485,043.58</b>	<b>11.0%</b>