COMMUNITYPAY

THE RECORD

FINANCIAL RISK GOVERNANCE INFRASTRUCTURE FOR COMMUNITY ASSOCIATIONS · 2026





Know where the money went.
Admire what it built.

GREENBELT, MARYLAND, DECEMBER 1941 · JOHN VACHON · LIBRARY OF CONGRESS, FSA/OWI, LC-USF34-064171-D

A STATEMENT OF THE SYSTEM · OCTOBER 2026

The Record

Payments and accounting systems that govern how money moves, record every decision, evaluate counterparty risk, and enforce statutory compliance. Built for community associations and any entity that accounts for shared property.

Every figure in this document is read from the system and dated. Nothing in it is a projection, and nothing in it asks to be believed: each claim names the mechanism that makes it true, and the last pages say how to check.

An association spends other people's money on property they own together.

It does so through volunteers who change every year. There is no revenue engine to earn back a loss. A lost dollar is repaid by the owners, through a higher assessment, or by maintenance that does not happen.

$120.9B

ASSESSMENTS COLLECTED BY US ASSOCIATIONS, 2024

CAI Foundation, Statistical Review 2024

$30.2B

OF IT PLACED IN RESERVES

Same source

2.5M

VOLUNTEERS ON BOARDS AND COMMITTEES

Same source

Fraud examiners estimate that organizations lose about 5 percent of revenue to fraud. In the 2,402 cases in their 2026 study, the median loss was $104,000; among nonprofits, the closest category to an association, it was $69,000. The study did not measure associations, and no published figure measures fraud or misallocation in them. This document does not invent one.

Apply the 5 percent to the $120.9 billion and it comes to about $6.0 billion a year. That is arithmetic, not a measurement. At the scale of one association it is easier to see: an association that collects $1 million and loses 5 percent loses $50,000, which is $250 a home across 200 homes.

The same study asked what was missing where fraud occurred. One-third of cases occurred because the organization lacked internal controls. Another 19 percent involved an override of the controls that did exist. A lack of management review was third, at 18 percent. Together the three accounted for 70 percent of cases.

Where management review was in place, the median loss was $84,000; where it was not, $186,000. Where proactive data monitoring was in place, $70,000 against $150,000. Across the eighteen controls the study measured, a control's presence was associated with a median loss lower by 37 percent on average. The study reports association, not cause.

ACFE, Occupational Fraud 2026: A Report to the Nations.

Accounting software records money. Payment software moves it.

Management software does the work. Each is built around its own question. A fourth question is different in kind: where can this go wrong, and what stops it?

Software built around that question is what we call financial risk governance infrastructure: payments and accounting systems that govern how money moves, record every decision, evaluate counterparty risk, and enforce statutory compliance. It is a layer beneath accounting software, not a replacement for the professionals who read the books; the judgment stays theirs.

Seven tests, each checkable without relying on the vendor

TEST	WHAT TO ASK
1. Controls sit where money moves	Is the rule enforced before a posting and again beneath the application, so that a bug in the software cannot post what the database refuses? Ask to see the rule refuse an entry.
2. Every decision is recorded, refusals included, and the record is tamper-evident	Can the system show what it blocked and why, and show that no record was removed?
3. Counterparties are evaluated before money leaves	Before a payment, does it check who is being paid, whether the destination changed, whether the approver has authority, and how much can leave in a day?
4. The law in force is part of the record	Are requirements mapped to statute, are thresholds verified and dated, and does each decision store the authorities that applied to it?
5. Powers are separate	Can the person who enters a bill also approve it and pay it, who can change an officer's authority, and can anyone at the software company move the association's money?
6. Funds do not mix	Can operating cash cover a reserve expense, or reserve cash fill an operating gap, without a recorded board decision?
7. The books belong to the association, and others can examine them	Who can read them, can an accountant get read-only access, and can the whole book be exported with a manifest that proves its contents?



Somebody laid every block.
Somebody saved for every one.

CINDER BLOCK CONSTRUCTION, GREENBELT, MARYLAND, AUGUST 1936 · CARL MYDANS · LIBRARY OF CONGRESS, FSA/OWI

The work a treasurer does, and what runs underneath it.

A volunteer with a job and a family, or a manager with thirty associations, does the same month. The left column is theirs; the right is what happens beneath each step without being asked.

WHEN	THE WORK	UNDERNEATH
THE 1ST	Assessments post to every owner. Autopay runs. Statements go out.	Each assessment is a posting judged before it posts. A receipt books where the money landed, never where someone typed it.
ANY DAY	Owners pay online. A returned payment reverses, with the fee the board set.	Every receipt and every return leaves a decision record. Nothing is keyed by hand into the provider's balance.
THE GRACE DAY	Late fees apply as the governing documents say, skipping weekends and holidays if the board chose.	The rule is configured, recorded, and read against the state's cap, which is a verified threshold with a date.
WEEKLY	Invoices arrive by email. Each is held, drafted, or submitted by the rules the board set. Approvals take a code.	The inbox never approves or pays. The approval binds the amount, the vendor, the fund, and the bank.
AS APPROVED	Vendors are paid by transfer, or a check is written and recorded.	Fifteen guards read the posting. The transfer goes only where the approval said. The whole board is emailed.
MONTH END	Reconcile against the statement or the live bank feed. Complete the month.	The machine matches one to one and never posts an entry. A person completes the month, and the close is recorded.
BOARD NIGHT	The packet in the treasurer's order: balance sheet by fund, budget against actual, delinquency.	Generated from the posted entries and checked against them by the report harness before it is shown.
A SALE	The buyer's title company asks for the resale certificate and the lender's questionnaire.	Both come from the ledger and the corpus, in the state's form, with the authority named.
YEAR END	The annual package. The CPA's review. The audit, if the documents require one.	A read-only portal to the period, a whole-book export with a manifest, every decision of the year on the chain.

One bill, from email to the record.

What the system does with an ordinary invoice, in the order it happens. Each step leaves a record that cannot be edited.

01 **The invoice arrives by email**

The vendor sends it to the association's own address. The machine reads it twice and runs the checks: vendor, accounts, duplicates, dates, the amount limit. By default it holds every invoice for a person. Nothing on this path approves or pays.

02 **A person submits the bill**

An approval request opens and names the submitter. Whether the submitter may also approve is a setting the board chose, recorded with every decision.

03 **A board member approves, with a code**

Approving asks for a fresh authenticator code. The approval binds the amount, the vendor, the fund, and the vendor's bank as they stood. If any of them changes, the approval no longer covers the payment.

04 **The payment is judged before it posts**

Fifteen guards read the posting: the live approval, the duty rule, the state thresholds, the board's own policies, the balance, the transfer limit, the vendor's bank and its waiting period. The decision, allow or block, is recorded with everything it judged.

05 **The money leaves**

The entry posts, then the transfer goes to the bank the approval covered, for the bill's full balance, and to nothing supplied by the request. A repeated attempt replays the provider's answer instead of paying twice.

06 **The board is told**

Every board member is emailed, the payer included, so the owner of a stolen login learns of it from their own inbox. A payment the vendor's bank returns reverses the entry and reopens the bill.

07 **One entry is refused**

A second payment of the same bill, a bill whose vendor's bank changed three days ago, an amount over the limit: each is refused before anything posts, and the refusal is a record too.

08 **The CPA reads it**

At month end the books, the decisions, and the bank reconcile. The CPA opens a read-only portal to the period, or takes the whole book as an export with a manifest.

One firm, many associations, one standard.

A firm managing two associations runs on the same system as one managing two hundred. Nothing is gated by door count, and nothing about the firm's size changes what each board can see.

Each association is its own book

Its own ledger, its own funds, its own bank, its own board, its own rules. A bill cannot name another association's vendor; a payment cannot draw on another association's balance; a report cannot cross the line. The firm's staff hold a membership in each association they keep, with the abilities that board grants, and nothing else. There is no master key.

The rules are the board's

Who may approve, who may pay, whether one person may do both, the transfer limit, the fund policies: each board sets its own, each change is recorded and emailed, and the settings in force are stored with every decision. A manager who keeps the books for a board that chose a two-person rule cannot pay alone, however many associations the firm runs.

The firm's own money

Trust and escrow accounts are reconciled three ways: the bank, the ledger, and the client sub-ledgers. Commingling is refused by a guard that cannot be overridden. The firm's own books run on the same ledger, under the same rules, with the same record.

When a manager leaves

The record stays with the association. The next manager, or the board itself, inherits every entry, every approval, every decision, and every statement, with nothing to rebuild and nothing to request from a former vendor. A CPA, a lender, or a buyer gets the same answer whoever is keeping the books that year.

What the firm gets

Books that hold a professional standard continuously; compliance that stays mapped as the law changes; resale certificates and lender questionnaires from the ledger in minutes, with the fee staying with the firm or the association; and a read-only portal to hand a CPA for the exact period under review.



Every owner has changed since.
The town is still here.

RADBURN, NEW JERSEY, 1935, THE FIRST TOWN RUN BY AN ASSOCIATION OF ITS OWNERS · LIBRARY OF CONGRESS, FSA/OWI

Double-entry fund accounting, with every fund balancing on its own.

The operating fund and the reserve fund are kept apart the way the law and the auditor expect, and the books say so without being asked.

What it keeps

A full general ledger: journal entries, lines, periods, and closes. Accounts payable with bills, approvals, and payments. Assessments receivable with every owner's statement. Bank reconciliation against the statement, or against a live bank feed, with the month completed by a person and never by the machine.

Each fund balances on its own. When an entry crosses funds, the ledger adds the interfund lines itself, so the reserve shows what it lent and the operating fund shows what it owes. A reserve cost is recorded only in the reserve, and reserve money leaves only by a board-approved transfer.

Cash or accrual is a reporting choice. It never changes how an entry is posted.

What it will not do

It will not post an entry that does not balance. It will not post into a closed period without a recorded override. It will not let a hand-keyed entry take reserve money for another fund. It will not change a posted entry; a correction is a reversal, and both legs stay.

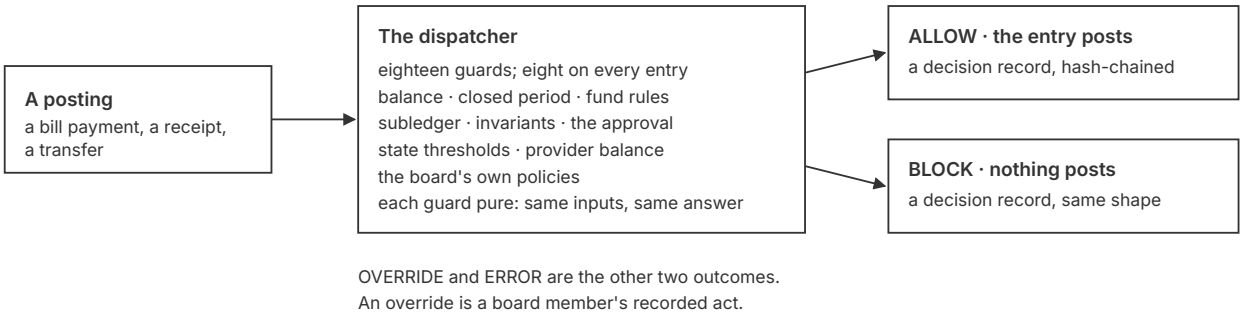
Eight of these rules are held in the database itself, as triggers that fire whatever the application does, and the nightly check reads the database catalog to confirm they are still installed. A rule kept in a policy depends on someone remembering it. A rule kept in software depends on the code. A rule kept in the database depends on neither.

What it produces

The balance sheet and income statement by fund, the changes in fund balances, cash flows, budget against actual, the reserve schedule, the delinquency report, the board packet in the treasurer's order, the annual package, and the resale certificate, each generated from the ledger rather than assembled by hand.

Every posting passes one point, and that point writes a record either way.

Before an entry is written, a dispatcher runs a fixed chain of guards over it. The outcome is one of four, and the record of it cannot be edited.



OVERRIDE and ERROR are the other two outcomes.
An override is a board member's recorded act.

The database refuses an entry that carries no decision, so a row written outside the dispatcher cannot come into existence. "No decision recorded" is the signal of a bypass or a bug.

The decision record stores the guards that ran, each one's result and reasons, and the facts they judged: the bill's approval, who approved it and what they held at the time, the duty settings in force, the payer's abilities, the bank the approval covered. Since August 12, 2026 each record is sealed in a hash chain, so a removed or altered record is detectable.

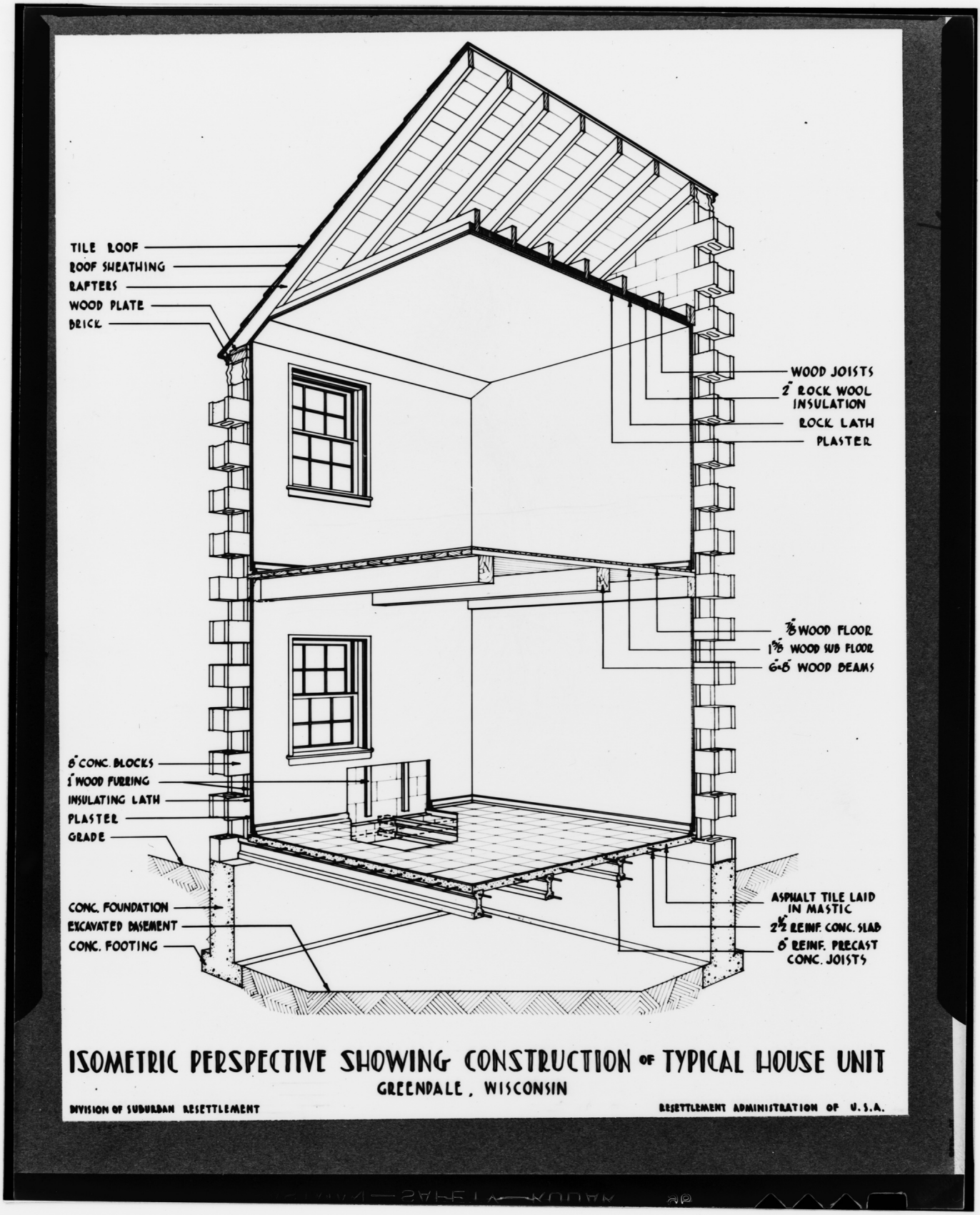
Some guards can be overridden by a board override: a member with authority writes one, bound to one bill and capped at its amount, after a fresh authenticator code, and the board is told. Other guards cannot be overridden at all, among them the one that refuses a second payment of a bill and the one that applies the dual-signature rule.

Authority is a membership, a seat, a switch, and a code.

Never a staff flag: a CommunityPay employee has no money authority in any association.

CONTROL	WHAT IT DOES
Payment authority	The admin role, or the treasurer or president seat, with the "Pay vendors" switch on. The three money switches start off and are granted by a holder, with a code; the whole board is emailed.
Duty settings	Whether the submitter of a bill may approve it, and whether the payer may be the submitter or an approver. A board sets both; the settings in force are stored on every decision; a change writes a record and emails the board.
A fresh second factor	Paying, approving, changing a vendor's bank, writing an override, changing a rule: each asks for an authenticator code given within the last ten minutes. A text message is never accepted for these.
A vendor's bank	Entered on one page, by payment authority, with a code. A replaced bank waits three business days, unless a second board member who did not change it calls the vendor at a number already on file and confirms. The vendor is emailed about its own new bank.
The transfer limit	No single payment, and no 24 hours of payments, may exceed the board's limit. The limit is a board setting; raising it takes a code and tells the board.
State thresholds	An amount over the state's board-approval cap needs an approver who held board capacity; over the dual-signature threshold, two distinct approvers. The thresholds come from the legal corpus, verified and dated.
Notice	Every payment, bank change, grant of authority, and loosened control emails the board. Security notices ignore a member's "no emails" preference, because turning it off is the first thing a stolen session would do.

One person entering, approving, and paying remains possible, by the board's choice: the recorded design for a small association with one volunteer. The record and the notices stay on either way.



Every part named, so anyone could check the work.

ISOMETRIC PERSPECTIVE OF A TYPICAL HOUSE UNIT, GREENDALE, WISCONSIN, 1936 · RESETTLEMENT ADMINISTRATION · LIBRARY OF CONGRESS, FSA/OWI

The statute is part of the record, verified and dated.

A threshold that a guard reads is a row in a legal corpus, tied to the statute it rests on, with the date it was last read against the primary text.

The corpus holds statutes, case law, session laws, and regulations, each captured from an official source and snapshotted so a later reading can be compared with the earlier one. A threshold with no authority behind it is an operating default; it is not shown as law, and it is not counted as verified.

Fifteen checks run every night over the corpus and the content that cites it. A citation that no longer resolves, a quote that no longer matches its source, a statute verified too long ago: each is a red line in the morning, and a resale statute verified more than ninety days ago stops the next release.

Resale certificates, lender questionnaires, and the statutory thresholds pages are generated from the ledger and the corpus, in the form each state requires, with the authority named. Every decision record stores the authorities that applied to it, so a payment refused under a state's dual-signature rule names the rule.

What this does not do is replace counsel. It maps the requirement to the statute and keeps the mapping current; the advice is the attorney's.

422

VERIFIED STATUTORY THRESHOLDS

Read from the corpus, October 6, 2026

15

NIGHTLY CHECKS ON THE CORPUS

Each one recorded, red or green

90

DAYS BEFORE A RESALE STATUTE MUST BE RE-READ

Or the release is refused

Someone else can read it, and the figures carry a receipt.

A CPA gets a read-only portal to the period under review. The whole book exports with a manifest that proves its contents. And the three figures this document and the platform page state are read from the system, not typed.

VERIFIED FIGURE · 01

18 ENFORCEMENT GUARDS

VF–01 · 2026–10–06 · 72fab6bb

VERIFIED FIGURE · 02

8 LEDGER RULES IN THE DATABASE

VF–02 · 2026–10–06 · c6eb6757

VERIFIED FIGURE · 03

422 VERIFIED STATUTORY THRESHOLDS

VF–03 · 2026–10–06 · 8861a27d

COMMUNITYPAY, INC. · Verified 2026–10–06 · communitypay.us/verify/platform

How to read a stamp

The date is the day the figure was last read from its source: the guard manifest, the rule registry the nightly muster reads back from the database catalog, the active thresholds that carry a verification date. The digest is the first eight characters of a SHA-256 over the data the figure was counted from; it changes only when the basis changes. The same stamps print on communitypay.us/verify/platform with the basis for each, so this page and that one can be compared.

What a CPA receives

A token-gated, read-only view of the exact period under review, with an IP allowlist and a seven-day floor. A whole-book export: every entry, line, decision, and reconciliation, with a hashed manifest. The attestation packet, labeled as the platform's own statement from its own records, which it is. And a list, on every report, of what that report is not.



Everything they owned and owed, in one book they both could read.

MR. AND MRS. FRED MASCHMAN GOING OVER THEIR RECORD BOOK, NOVEMBER 1939 · LIBRARY OF CONGRESS, FSA/OWI

The limits, stated by us first.

A record that reports only success is read as marketing. These are the facts that cost us.

— **It is not an audit and not an outside opinion.**
The attestation is the platform's statement from its own records. An independent design review of the vendor payment path is commissioned for late 2026; its report will be published whatever it finds.

— **It is not insurance.**
It does not underwrite or bear a loss, and it does not stop fraud that happens outside the system.

— **It is configurable.**
By default an association allows the person who submits a bill to approve it. A solo treasurer can run an association alone; the setting is recorded and stored with every decision.

— **The provider's dashboard and keys are a known limit.**
The payment provider's own console sits outside the ledger. The system detects a diverted payout bank within the hour and pauses payouts; it does not prevent the console from being used.

— **Two sets of books are in production.**
One association's and the company's own, as of October 2026. Decisions recorded before August 12, 2026 are not in the hash chain.



Built so a child could get home without crossing a road.

UNDERGROUND PASS, RADBURN, NEW JERSEY, NOVEMBER 1935 · LIBRARY OF CONGRESS, FSA/OWI

Seven questions to ask any vendor, including us.

Take this page to the demo. Each question has a yes-or-no answer and a thing to be shown. A vendor who cannot show it is describing a policy, not a system.

01 **Show me the system refuse an entry.**
Not a warning, a refusal, with the reason, and the record of the refusal afterward.

02 **Show me what was blocked last month, and prove nothing was deleted.**
A list of refusals, and a way to check that the list is complete.

03 **Change a vendor's bank account, then try to pay it.**
What waits, who is told, and who else has to act before the money moves.

04 **Which statute sets the late-fee cap in our state, and when was it last checked?**
A citation and a date, not a feature name.

05 **Who entered, approved, and paid our last bill?**
Three names or one. Then: who can change an officer's authority, and can anyone at the vendor move our money?

06 **Pay a reserve bill from operating cash.**
A refusal, or a board transfer recorded before the payment. Not a warning that can be clicked past.

07 **Give our CPA read-only access to last year, and export the whole book.**
A manifest that proves the export is complete, and a statement of what the reports are not.

Our answers are on pages 7 to 18, each with the mechanism named. The three figures on page 16 can be checked at communitypay.us/verify/platform.

THE RECORD

Ownership changes hands.
The record does not.

COMMUNITYPAY

Financial infrastructure for community associations.

Two non-provisional applications filed with the USPTO, April 2026: Mandatory Enforcement Choke-Point Architecture for Financial Ledger Systems with Two-Phase Immutable Decision Telemetry, and Living Legal Authority Management System with Deterministic Drift Propagation, Executable Statutory Thresholds, and Financial Decision Provenance Bonding.

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