



Association Management Report

November 2015

Prepared for:

Beach Club Town Homes Homeowners Association



Community Association Management Professionals

www.mycmg.com

Phone | 1-877-252-3327

Fax | 704-509-2429

Beach Club Town Homes Homeowners Association

Balance Sheet

11/30/2015

Assets

Accounts Receivable	4,952.82
Automated Cash Handling	300.00
Beach Club TH FCB OP x3605	17,658.07
Beach Club TH FCB MM x1737	176,610.42

<u>Total Assets</u>	<u>199,521.31</u>
----------------------------	--------------------------

Liabilities

Accounts Receivable Over Collected	3,491.62
Accounts Payable - Net Total	6,653.07

<u>Total Liabilities</u>	<u>10,144.69</u>
---------------------------------	-------------------------

Net Worth

Retained Earnings	(32,559.97)
Develope Capital Contribution - OP	2,657.90
Working Capital RESERVES	1,000.00
Working Capital - OPERATING	43,125.00
Reserve Fund	165,375.07
Net Income	9,778.62

<u>Total Net Worth</u>	<u>189,376.62</u>
-------------------------------	--------------------------

<u>Total Net Worth and Liabilities</u>	<u>199,521.31</u>
---	--------------------------

Beach Club Town Homes Homeowners Association

Revenues and Expenses Statement

From 11/01/2015 to 11/30/2015

Actual Current Period

Revenues

Association Dues	12,300.00
Late Interest Income	64.50
Interest Earned from Investments	7.25
Reserve Contribution	(5,250.00)

Total Revenue	7,121.75
----------------------	-----------------

Expenses

Community Functions

Community Functions for Residents	249.75
-----------------------------------	--------

TOTAL Community Functions	249.75
----------------------------------	---------------

Professional Services

Administration	59.00
----------------	-------

Management Fee	952.75
----------------	--------

Postage & Supplies	40.18
--------------------	-------

TOTAL Professional Services	1,051.93
------------------------------------	-----------------

Landscaping

Landscape - Contract	2,676.47
----------------------	----------

Landscape - Supplies	185.96
----------------------	--------

TOTAL Landscaping	2,862.43
--------------------------	-----------------

Taxes

Taxes	249.09
-------	--------

TOTAL Taxes	249.09
--------------------	---------------

Insurance

Insurance Policy & Premiums	134.33
-----------------------------	--------

TOTAL Insurance	134.33
------------------------	---------------

Utilities

Electricity	67.46
-------------	-------

Water & Sewer	76.00
---------------	-------

TOTAL Utilities	143.46
------------------------	---------------

Beach Club Town Homes Homeowners Association

Revenues and Expenses Statement

From 11/01/2015 to 11/30/2015

Actual Current Period

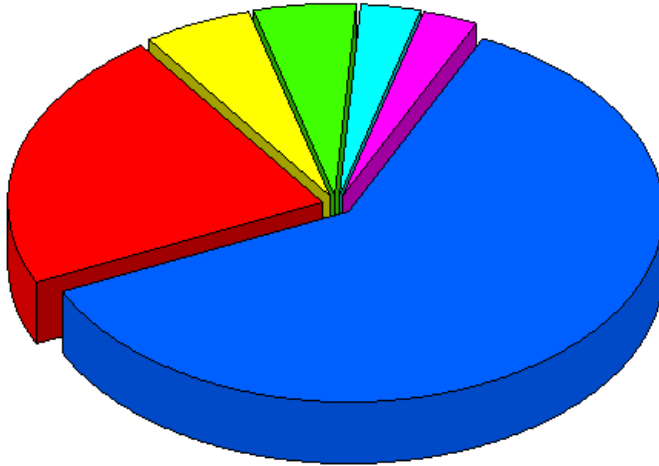
Total Expense	4,690.99
----------------------	-----------------

Net Income	2,430.76
-------------------	-----------------

Beach Club Town Homes Homeowners Association

Expense Distribution for the Period

From 11/01/2015 to 11/30/2015



Landscaping	61.0%
Professional Services	22.4%
Community Functions	5.3%
Taxes	5.3%
Utilities	3.1%
Insurance	2.9%
Total:	100.0%

**Beach Club Town Homes Homeowners Association
Income and Expense Comparative Statement**

From : 11/01/2015 to 11/30/2015

	<u>November 2015</u>			<u>January to November</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Revenues						
Association Dues	12,300	12,300	0	135,300	135,300	0
Late Interest Income	64	0	64	752	0	752
Interest Earned from Investments	7	0	7	77	0	77
Allowance for Bad Debt	0	(217)	217	0	(2,387)	2,387
Reserve Contribution	(5,250)	(5,250)	0	(57,750)	(57,750)	0
Capital Contribution	0	0	0	3,000	0	3,000
Total Revenues	7,121	6,833	288	81,379	75,163	6,216
Expenses						
Community Functions						
Community Functions for Residents	250	83	(167)	892	913	21
TOTAL Community Functions	250	83	(167)	892	913	21
Building Maintenance & Repair						
Exterior Repair	0	458	458	1,357	5,038	3,681
Roof Repairs	0	208	208	1,034	2,288	1,254
Common Area Maintenance	0	42	42	0	462	462
Pressure Washing	0	42	42	0	462	462
Snow & Ice Removal	0	83	83	506	913	407
TOTAL Building Maintenance & Repair	0	833	833	2,897	9,163	6,266
Pest Control						
Termite Control	0	0	0	2,475	2,475	0
TOTAL Pest Control	0	0	0	2,475	2,475	0
Professional Services						
Administration	59	29	(30)	445	319	(126)
Management Fee	953	953	0	10,480	10,483	3
Legal Fees	0	42	42	0	462	462
Accounting Fees	0	54	54	0	594	594
Professional Fees	0	0	0	1,978	0	(1,978)
Postage & Supplies	40	33	(7)	151	363	212
TOTAL Professional Services	1,052	1,111	59	13,054	12,221	(833)
Landscaping						
Landscape - Contract	2,676	2,730	54	29,441	30,030	589

	November 2015			January to November		
	Actual	Budget	Var. \$	Actual	Budget	Var. \$
Landscape - Improvements	0	208	208	1,850	2,288	438
Landscape - Irrigation Equip/Rentals	0	125	125	5,167	1,375	(3,792)
Landscape - Supplies	186	475	289	3,127	5,225	2,098
Landscape - Maintenance & Miscellaneous	0	208	208	4,505	2,288	(2,217)
TOTAL Landscaping	2,862	3,746	884	44,090	41,206	(2,884)
Taxes						
Taxes	249	25	(224)	799	275	(524)
TOTAL Taxes	249	25	(224)	799	275	(524)
Insurance						
Insurance Policy & Premiums	134	100	(34)	1,017	1,100	83
TOTAL Insurance	134	100	(34)	1,017	1,100	83
Utilities						
Electricity	67	54	(13)	699	594	(105)
Water & Sewer	76	396	320	5,677	4,356	(1,321)
TOTAL Utilities	143	450	307	6,376	4,950	(1,426)
Total Expenses	4,690	6,348	1,658	71,600	72,303	703
Net Income	2,431	485	1,946	9,779	2,860	6,919