

## Stress Free Financial Management for Your Community Association



## Benefits

- Collect and safeguard community funds
- Timely & accurate financial reports
- Online tools for transparency
- Third party to handle neighbor monies
- Continuity of reporting for Board transitions
- Frees up time to focus on big issues
- Online tools that owners want

### Professional Reporting

- Comparable Income and Expense
- Balance Sheet
- Aged Delinquencies
- Bank Reconciliation



### Great Communication

- Customer Service
- Accounting Questions
- 24/7 Online Access



### Includes

- All staff / overhead and technology costs associated with service
- Resolving all owner payment inquiries
- Online access for boards and unit owners

### + Optional Services

- Community mailers
- Provide Resale Certificates
- Answer Lender Questionnaires
- Hourly Manager support

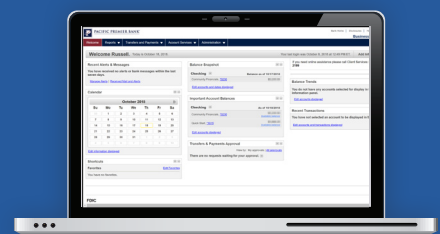
**No Start Up Fee**  
On-boarding included

**Easy 30-Day Transition**  
A step by step plan makes change easy

**Online Transparency Tools**  
Gain visibility and greater control

**60 Day Cancellation**  
Cancel anytime for any reason

**Fidelity Insurance**  
Added protection against theft

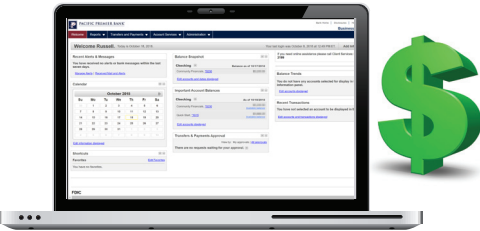




# Collect • Protect • Report • Communicate

## Collect Association Funds

We collect common charges so Boards don't have to. We are a buffer between the Board and the collection of neighbor's money.

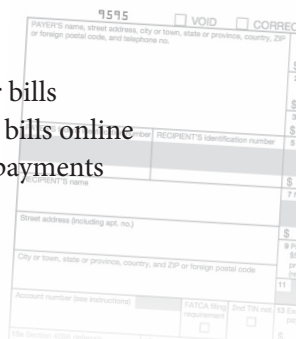


- Homeowner billing statements or coupons
  - Customer service via phone and email
- Direct debit autopay
- Credit card payment
- Payment receipt and deposit
- Bank based lockbox service
- Late notices to delinquent homeowners
- Late charges calculated and assessed
- Special assessment billing and accounting
- Payment deposit reports
- Prepaid and aged delinquencies
- Homeowner payment history reports

## Pay Approved Bills



- View vendor bills
- You approve bills online
- We process payments



*Community Financials will save you time and keep your receivable balances low while maintaining civil code compliance for association accounting in your state.*

## Provide Financial Reports

Community Financials prepares a monthly financial package containing easy-to-read reports designed to meet your community's specific needs. Included are:



- Reconciled bank statements
- Balance Sheet
- Comparative income and expense to budget with variance
- Monthly expense listing / check register
- General ledger listing
- Aged delinquency
- Separate reporting of operating and reserve funds
- Work with Association's tax preparer
- Cash, modified cash or accrual accounting available