

Online Tools

Financial information and transparency allow for cost control, homeowner trust and convenience. Plus, we provide a suite of tools to help you operate your community that are EASY to use.

Thank you for requesting a quote. Here's a message from Community Financials' founder Russell Munz, CAM, CMCA

Whether you are a self-managed board looking for an easier way and to save time.....

Or want something more cost effective than working with a management company but want the tools and support to make it do-able our solution is what you need.



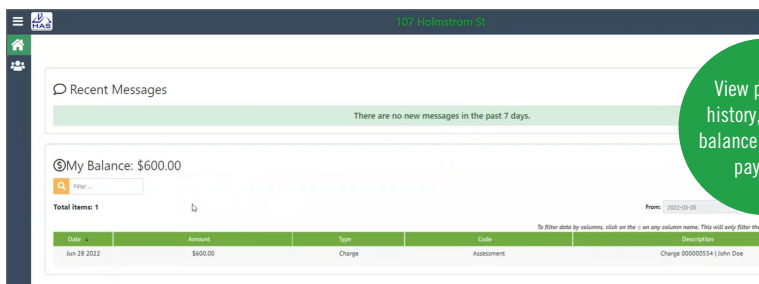
Watch the message. [Click here](#)

"Community Financials is one of the best! Taking over a struggling HOA [as President] is hard enough, having the finances handed in an archaic manner is even more difficult. The team at Community Financials brought our HOA into the future as well as our security surrounding our funds. It took unnecessary stress off our Board of Directors and allowed us to focus on items that only we could handle. I highly recommend Community Financials for you HOA Financial Managements needs."

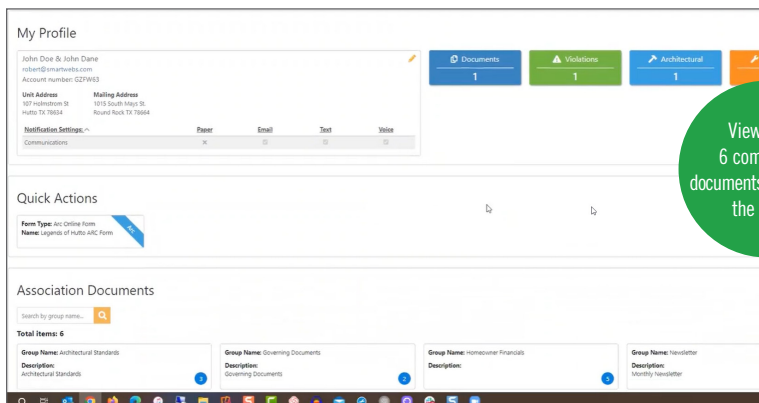
—Ashly M. (President of 31 home HOA)



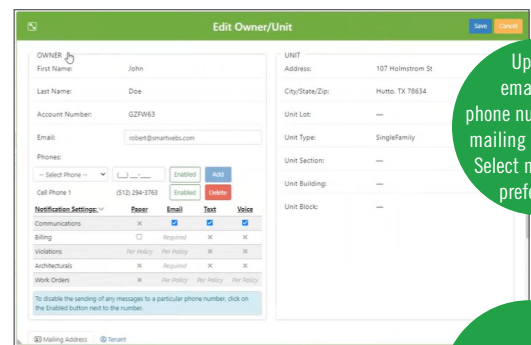
Homeowner Portal (included in all service levels)



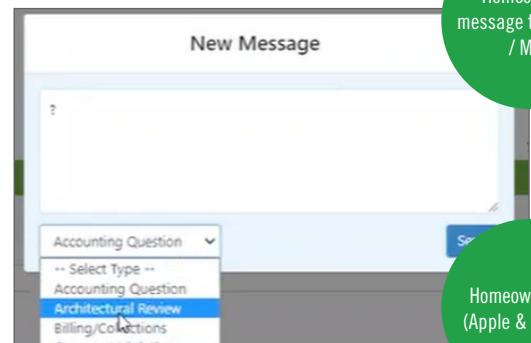
View payment history, account balance & make a payment



View up to 6 community documents selected by the board



Update email and phone numbers and mailing address & Select mail/email preference



Homeowners message the Board / Mgt

Homeowner App (Apple & Android)

"I am the Board President of our HOA. Our HOA transitioned to Community Financials this year because we decided to go independent but wanted to keep our financials together with a third party for accountability. They have been very responsive, thorough, informative, and patient with us. We have had a very good experience with Community Financials. If you're wondering if them being in a different state matters, be assured that they function as if they are down the street and make themselves available anytime you need them. I'm grateful to have found Russell Munz and his staff." —Alina M. (President of 49 Home HOA)



Board Portal Lite (included in all service levels)

- Get all the tools you need to handle association business yourself and let us handle the accounting.
- Owner list, banking info including check images & delinquencies email, text and voice broadcast communication so you can easily let owners know of an upcoming meeting, maintenance item or utility shut off.

Bank Accounts

Operating Account: \$109,255.36
 GL Balance: \$109,255.36
 Bank Balance: \$123,598.80
 As of: 07/31/2022 10:28:03

GL Transactions

Total Items: 139

Date	Description
08/08/2022	Payment 1002051 TurfWorks, LLC
07/31/2022	Interest Income
07/31/2022	Interest Income
07/31/2022	Interest Income
07/29/2022	Payment: 1001971 Carolina Pool Manag...

Bank Account Details

Account: Alliance Association Bank ****0602
 GL Balance: \$109,255.36
 Bank Balance: \$123,598.80
 As of: 07/31/2022 10:28:03

Imported Transactions

Total Items: 652

Date	Check #	Source	Description	Deposits & Adjust
1	07/31/2022		INTEREST CREDIT	2.50
2	07/29/2022		LOCKBOX DEPOSIT	2,646.00
3	07/28/2022		LOCKBOX DEPOSIT	2,910.00
4	07/21/2022		RENTE DEPOSIT	360.00

Communications

Total Items: 552

Selected Items: 1

Communication	Resident	Association	1099 Address	Owner First Name	Owner Last Name	Owner Email	Owner Phone	Owner Cell	Owner Fax
Legends of Hutto	313 Delby St, Hutto TX 78654	Robert Hobbs	Robert Hobbs	robertdemo@smarterwebts.com					
Legends of Hutto	102 Lakel St, Hutto TX 78654	Richard Hartt	Richard Hartt	robert@smarterwebts.com					
Legends of Hutto	113 Oman St, Hutto TX 78654	Edward Tierney	Edward Tierney	robertdemo@smarterwebts.com					
Legends of Hutto	303 Delby St, Hutto TX 78654	April Brown / Nils Nilson	April Brown / Nils Nilson	robertdemo@smarterwebts.com					
Legends of Hutto	307 Delby St, Hutto TX 78654	Shawn Fields	Shawn Fields	shawn@smarterwebts.com					
Legends of Hutto	322 W Palatka St, Hutto TX 78654	Josee Rose Love	Josee Rose Love	robertdemo@smarterwebts.com					
Legends of Hutto	133 Halderson St, Hutto TX 78654	Jesse Villarreal	Jesse Villarreal	robertdemo@smarterwebts.com					
Legends of Hutto	128 Lakel St, Hutto TX 78654	April Villarreal	April Villarreal	robertdemo@smarterwebts.com					

Collections

Review Pending Print List

Total count: 30

Balance Due(\$)	Last name, First Address	Current Status	Last Payment(\$)
2,205.45	William Jackson 76 Sibley Lane	60 Days	01/11/2021 337.00
1,291.83	Shay Humphrey 1155 Coopers Ridge Lane	60 Days	
820.57	Qwatosh Blandshaw 404 Windrush Drive	60 Days	04/25/2022 760.00
800.00	Ricky Hatwood 11 Attucks Court	60 Days	06/23/2022 11.49
797.26	Keith Brown 1420 Ardennes Drive	30 Days	05/03/2022 161.25
754.02	RealSure Properties, LLC 224 Liberty Ridge Drive	30 Days	
695.74	Raynard Brown 712 North Pinewalk Way	60 Days	06/15/2022 232.00

"Fast, reliable and friendly service! They saved us money on accounting and alleviated the many headaches we had with previous management companies. Community Financials provides the best HOA services experience even when you are a small association. Keep up the great work!" —Jeremy L. (Treasurer of 9 unit condo)



Bill Review & Approval (included in all service levels)

Want control over your expenses? Approve bills prior to payment.

Watch a demo of our online bill review and approval system: [Click Here](#)

InvoiceImage.aspx

Vendor: REGENCE BLUESHIELD (S)

Inv #: 191650

Amount: 2865.71

Inv. Dates: 06/14/2019 - 06/14/2019

Due Dates: 07/01/2019 - 07/01/2019

Trxn Dates: 06/24/2019 - 06/24/2019

References: 0000000000

Act. #: 0000000000

Expense & Items

Exp. Code	Amount
Select GL Code	\$2,865.71
Default 0 total	\$3,000.71

Check Stub Notes

Regence

Forwarding Service Requested

RECEIVED JUN 24 2019

Group No. 0000000000
 Sub-Group No. 0001
 Billing Period: 07/01/19-07/31/19
 Invoice No. 191650
 Bill Print Date: 06/14/2019
 Bill Due Date: 07/01/2019

BILLING SUMMARY

CURRENT MONTH BILLING	\$2,862.96
ADJUSTMENT	\$27.25 CR
VARIANCE	\$0.00
OUTSTANDING BALANCE	\$0.00

Board Portal Plus (included in Standard & Premium service levels)

- Additional functionality to help your board manage all its documents in one place.
- Document storage, Board can upload, set access permissions and have Board restricted folders

The screenshot shows the 'Documents' page with a search bar and a grid of document groups. Each group has a name and a description. The groups are:

- Group Name: ARC request - Approved Colors
- Group Name: Architectural Standards
- Group Name: Bank Statements
- Group Name: Financials
- Group Name: Financials - Board
- Group Name: Forms
- Group Name: Governing Documents
- Group Name: Homeowner Financials
- Group Name: Management Contracts
- Group Name: Newsletter
- Group Name: Online ARC Submit Link
- Group Name: Resident Docs

The screenshot shows the 'Architectural Standards' document edit form. The form includes fields for Name, Description, and Visibility. Below the form is a table of documents:

Name	Access Level	Type	Modified Date	Actions
Resident Notes	Resident, Board, Management			Edit
Fence-and-Gate Standards		pdf	07/20/2021	Edit
Document		jpg	05/10/2021	Edit
Link				Edit
Folder		pdf	05/07/2021	Edit

The screenshot shows the 'Governing Documents' document edit form. A callout box highlights the 'Public' dropdown menu, which is open to show the following options:

- Public
- Vendor
- Resident
- Board
- Management

"I am the treasurer of a 12 home HOA and Community Financials has allowed us to go from full management to self-management with their support. It is not as big a change as we expected as they handle most of the financial matters that the full management company did and we are saving money. During the transition, their team was very quick to reply to my numerous questions and emails. Our account is fully set up and things are running smoothly. The team continues to offer the same level of support and responsiveness as they did during the transition period."

—Rita K (Treasurer of 12 home HOA)



"I have received several comments from Homeowners as to the quality and timeliness of your team's responses and they all have been so positive. One long-time owner and very vocal in the board meetings comment was "I am so not used to this" as we have endured so much push back and ignoring our needs in the past from [prior] Management. Your brief encounter is typical of the kind of operation that has existed for years. It is so nice to have a truly professional approach to our financial end of our Association."

—Bob S. (President of 138-unit condo)



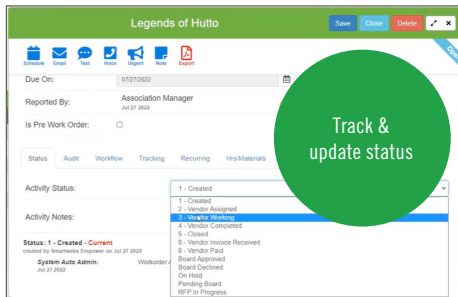
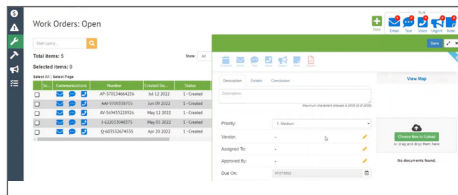
Additional Tools that Help Make Operating Your Community Easier

(included in Standard & Premium service levels)

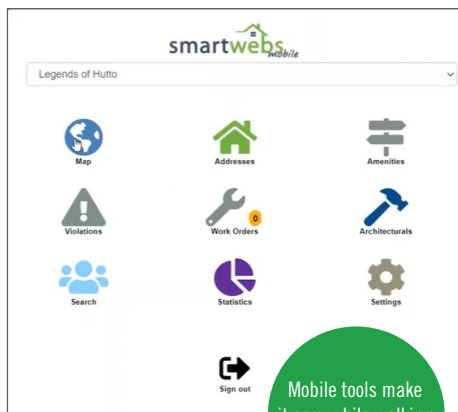
Task Management, Service Requests & Maintenance Management

Want one place to track all your to dos for the community?

- Home owners can initiate service requests from within their portal. Board can add items and manage work orders and email or text them to vendors from the Board Portal



Track & update status

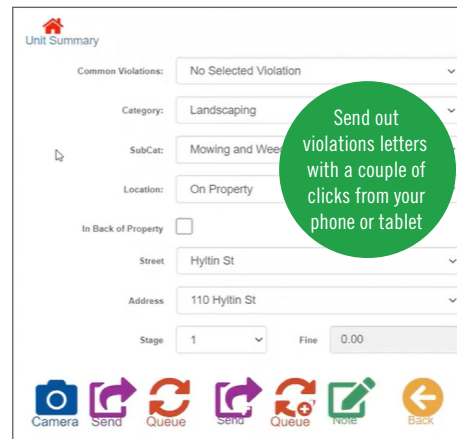
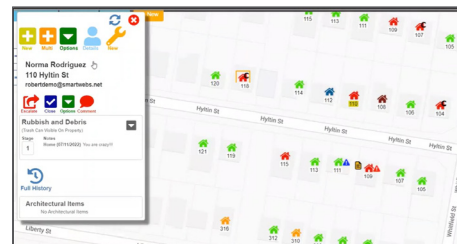
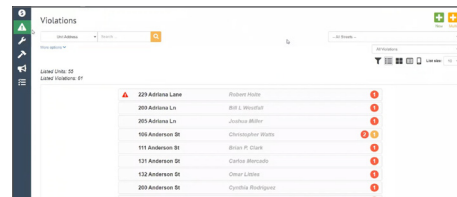


Mobile tools make it easy while walking the property

Violations Enforcement Tools

Mobile enforcement software with virtual maps from your phone or tablet make violations a breeze.

Watch a Demo of SmartViolations: [Click Here](#)

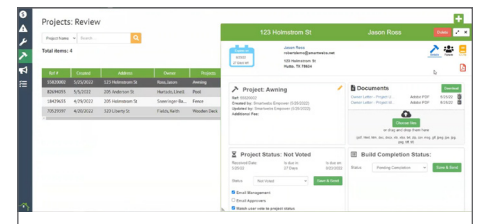


Send out violations letters with a couple of clicks from your phone or tablet

Architectural Review Committee (ARC) Request Management

Home owners request project approval from their portal, Board and committee can view all documents, vote and approve from within the Board Portal

Watch a Demo of SmartArchitecturals: [Click Here](#)



"You are doing your job so well it gives me the opportunity to "catch up" on the stuff that got pushed aside with issues from the last two management companies. So thanks again.....oh and my blood pressure is back to normal."

—Michele B. (President of 298-unit condo)

