

**TWIN SHORES BEACH AND MARINA, INC.**  
**MONTHLY TREASURER'S REPORT**  
**January 15 , 2014**

**Date of Accounts: January 10, 2014**

Operating account:_____	\$ .....	\$114,806.07
Money Market_____	\$ .....	\$ 80,391.27
Petty Cash_____	\$ .....	\$ 136.03
Special Assessment_____	\$ .....	\$ 14,774.95
<b>TOTAL.....</b>		<b>\$210,108.32</b>

Loan Balance on Special Assessment 1/10/14.....\$232,105.44

Villa Reserve Account : 1/10/2014.....\$13,642.32

1.. As of January 14, 2014 there is a total of \$6,371.00 due in HO's fees, Special Assessment, Late Fees and Administrative fees from 8 Shareholders. There was a noticeable decrease in arrears during the summer and fall until January 2014. This is the first month we have over 3 people in arrears. Several people are late who have never been late in the past.

2. We have a number of people paying in advance. As of January 14, 2014 there is \$7,239.92 prepaid in Special Assessments and HO'S fees from 35 homeowners.

3. Anyone owing fees will not be approved for renting their unit. The Management Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25. This has definitely helped in timely payments.

4. We have had some major expenses in the past month including payment for the sea wall repair and numerous plumbing repairs. There will be several large payments this month and next for our Insurance which is in the budget.

5. In approximately 24 more months our special assessment should be totally paid.

Mandy Brewer, Treasurer, Twin Shores Beach and Marina

## Board Approval – Rental & Sales

### Rental:

1. #32 Kellow to Melvin & Judith Sorton Dec. 31, 2013 – April 1, 2014
2. #123 Cornuke to Maureen A. Hagan March 1, 2014 – April 30, 2014

### Already Approved

1. #19 Scalera to Bob & Ginger Butler Jan. 1, 2014 – Feb. 28, 2014  
Approved Dec. 13, 2013
2. #48 Bayne/D'Arcy to Judith Ellis Dec. 15, 2013 – Dec. 14, 2014  
Approved Dec. 6, 2013
3. #51 Association to Angelo & Dolores Falcone Jan. 1, 2014 – June 30, 2014  
Approved Nov. 27, 2013
4. #61 Cochrane to Con & Gail Batt Dec. 15, 2013 – May 15, 2014  
Approved Dec. 22, 2013
5. #122 Cornuke to Andrew Bers & Beth Gaston Jan. 1, 2014 – Dec. 31, 2014  
Approved Dec. 31, 2013 with the proviso that unless otherwise approved by the chair of parking, tenants may park only 1 car on park property

### Sales:

### Already Approved

1. #83 McQueen to Mark & Laurie Thomas  
Closed Dec. 7, 2013
2. #98 Paul Mellon to Brian & Jeannette Mellon  
Board Interview – Nov. 12, 2013
3. #102 Cotner/Alogna to Barry & Brenda Stauffer  
Board Interview – Nov. 24, 2013 Closed Nov. 27, 2013

## Board Approval – Work to be done by Shareholder

1. #22 Martin  
Request permission to repaint front of unit the same color – Pearl White
2. #97 Mellon  
Request permission to install a new unit – floor plan is submitted.

### Already Approved

1. #10 Daughton  
Request permission to repaint shutters light green.  
Approved Dec. 10, 2013

2. #39 Koerner

Request permission to replace deck on North side of Unit with Trex or similar composite. Also plan to replace railing and door. The new door will swing inward.

Approved Dec. 10, 2013

3. #44 Taylor

Request permission to install Wedgewood blue #04 vinyl board n' batten style shutters on Unit #44. Approved Nov. 25, 2013

4. #63 Kroll

Request permission to replace windows in bedroom. The town has approved the replacement and has issued a permit. Approved Jan. 6, 2014

5. #98 Mellon

Request permission to continue the fence about 12 feet south and turn the corner about 8 feet east with the same fencing that the Park uses, white PVC. I intend to connect to the post with 3 more posts (one corner). The 3 posts will be mounted on 20 inch patio stones which means there will be no digging and the posts can be moved for service work as needed. All work will be done at my expense. Pictures of the area are included.

Approved Nov. 27, 2013