

How to Read the CBHA Monthly Statement

Many members pay all annual assessments and marina lease fees at the beginning of the fiscal year. If so, the statement only shows Pumps and any Miscellaneous charges. For those paying monthly on each item, the statement looks something like this.

This amount is the monthly payment on your annual assessments.

This amount is the monthly payment on your marina slip, depending on size.

If there is a late fee (**finance charge**) or additional misc., it would be here.

Pumps are scheduled per your own needs, and the number of pumps done are listed with the **Invoice** number.

On this example, last month had 3 pumps (\$72 paid), & this month only has 2 pumps, so \$48 owed.

Date	Charges and Payments	Amount	Balance
2019ASSESSMENTS-1			
11/01/2019	Beginning Balance as of 11/01/2019		\$632.00
11/18/2019	Payment Credit Card [REDACTED]	(\$79.00)	(decreasing mo. balance)
11/30/2019	Ending Balance as of 11/30/2019		\$553.00
MARINA			
11/01/2019	Beginning Balance as of 11/01/2019		\$624.00
11/18/2019	Payment Credit Card [REDACTED]	(\$78.00)	(decreasing mo. balance)
11/30/2019	Ending Balance as of 11/30/2019		\$546.00
MISC			
11/01/2019	Beginning Balance as of 11/01/2019		
11/30/2019	Ending Balance as of 11/30/2019		\$0.00
PUMP			
11/01/2019	Beginning Balance as of 11/01/2019		\$72.00
11/13/2019	Invoice #89516	\$24.00	(current pump balance is shown here)
11/18/2019	Payment Credit Card [REDACTED]	(\$72.00)	
11/27/2019	Invoice #89917	\$24.00	
11/30/2019	Ending Balance as of 11/30/2019		\$48.00
TOTAL BALANCE OWED			\$1,147.00

This statement = \$79 + \$78 + \$0 + \$48 = **\$205 minimum amount due to be current**
Your statement may vary.

How to Read the CBHA Monthly Statement

Many members pay all annual assessments and marina lease fees at the beginning of the fiscal year. If so, the statement only shows Pumps and any Miscellaneous charges.

This amount is the amount of your annual assessments.

This is the payment made, leaving a balance of \$0.

Pumps are scheduled per your own needs, and the number of pumps done are listed with the **Invoice** number.

On this example, last month had 1 pump (\$24 paid), & this month only has 1 pump, so \$24 owed. There are no miscellaneous charges.

Date	Charges and Payments	Amount	Balance
2019ASSESSMENTS-1			
07/01/2019	Beginning Balance as of 07/01/2019		\$0.00
07/01/2019	Invoice #AA19 - 391	\$948.00	
07/10/2019	Payment Check #2003	(\$948.00)	
07/31/2019	Ending Balance as of 07/31/2019		\$0.00
PUMP			
07/01/2019	Beginning Balance as of 07/01/2019		\$24.00
07/10/2019	Payment Check #2003	(\$24.00)	
07/11/2019	Invoice #85996	\$24.00	
07/31/2019	Ending Balance as of 07/31/2019		\$24.00
TOTAL BALANCE OWED			
			\$24.00

This statement = \$0 + \$24 = **\$24 amount due to be current**
Your statement may vary.

How to Read the CBHA Monthly Statement

Many members pay all annual assessments at the beginning of the fiscal year.

This amount is your annual assessments, billed on the 1st, but with no payment coming in by the 31st, so the entire amount is still due.

If there is a late fee (**finance charge**) or additional misc., it would be here.

Pumps are scheduled per your own needs, and the number of pumps done are listed with the **Invoice** number.

On this example, there have been no pumps.

Date	Charges and Payments	Amount	Balance
2019ASSESSMENTS-1			
07/01/2019	Beginning Balance as of 07/01/2019		\$0.00
07/01/2019	Invoice #AA19 - 25	\$948.00	\$948.00
07/31/2019	Ending Balance as of 07/31/2019		\$948.00
MISC			
07/01/2019	Beginning Balance as of 07/01/2019		\$0.00
07/31/2019	Invoice #FC 10560	\$9.48	\$9.48
07/31/2019	Ending Balance as of 07/31/2019		\$9.48
TOTAL BALANCE OWED			\$957.48

(kayak rack, keys, permits &/or finance charges)

(current balance due is shown here)

1

2

This statement = \$948 + \$9.48 = **\$957.48**, as no payment plan has been initiated.
Your statement may vary.

How Annual Assessments Are Paid Down with Monthly Payments

Payment schedule for 2019 - 2020 Operating, Unrestricted, Reserve Study Assessments							
Month	Single Lot Monthly Payment	Bal at end of month	Combo Lot Monthly Payment	Bal at end of month	Slide Lot Monthly Payment	Bal at end of month	
Jul-19	\$ 79.00	\$ 869.00	\$ 118.50	\$ 1,303.50	\$ 30.17	\$ 331.83	
Aug-19	\$ 79.00	\$ 790.00	\$ 118.50	\$ 1,185.00	\$ 30.17	\$ 301.66	
Sep-19	\$ 79.00	\$ 711.00	\$ 118.50	\$ 1,066.50	\$ 30.17	\$ 271.49	
Oct-19	\$ 79.00	\$ 632.00	\$ 118.50	\$ 948.00	\$ 30.17	\$ 241.32	
Nov-19	\$ 79.00	\$ 553.00	\$ 118.50	\$ 829.50	\$ 30.17	\$ 211.15	
Dec-19	\$ 79.00	\$ 474.00	\$ 118.50	\$ 711.00	\$ 30.17	\$ 180.98	
Jan-20	\$ 79.00	\$ 395.00	\$ 118.50	\$ 592.50	\$ 30.17	\$ 150.81	
Feb-20	\$ 79.00	\$ 316.00	\$ 118.50	\$ 474.00	\$ 30.17	\$ 120.64	
Mar-20	\$ 79.00	\$ 237.00	\$ 118.50	\$ 355.50	\$ 30.17	\$ 90.47	
Apr-20	\$ 79.00	\$ 158.00	\$ 118.50	\$ 237.00	\$ 30.17	\$ 60.30	
May-20	\$ 79.00	\$ 79.00	\$ 118.50	\$ 118.50	\$ 30.17	\$ 30.13	
Jun-20	\$ 79.00	\$ -	\$ 118.50	\$ -	\$ 30.13	\$ -	
Total Due	\$ 948.00		\$ 1,422.00		\$ 362.00		
	Annual \$636 = \$53/mo Reserve \$120 = \$10/mo Reserve Study \$192 = \$16/mo		Annual \$954 = \$79.50/mo Reserve \$180 = \$15/mo Reserve Study \$288 = \$24/mo		Annual \$50 = \$4.17/mo Reserve \$120 = \$10/mo Reserve Study \$192 = \$16/mo		

Full payment of annual Assessments are due by July 31 or in 12 equal monthly payments beginning in July of each fiscal year. If payment in full is not received by July 31 or if a monthly payment of one twelfth of the full Annual Assessment is not paid each month beginning in July of each fiscal year members will be mailed a water shut off notice. If a member fails to bring their account current a legal lien will be placed upon their property. Delinquent member accounts shall be charged a monthly finance fee of an interest rate of (12%) per annum.

In the matter of delinquencies in accounts other than annual or special assessments, any resident or member whose account is delinquent by being 30 or more days in arrears on an Association bill shall from the 30th day be charged interest on the unpaid balance at the rate of one percent (1 %) per month, twelve percent (12%) per annum) or at the maximum rate allowed by law, whichever is more and a collection process will be started immediately. If full payment of this account is not received within 10 days, a legal lien will be placed upon your property. All costs shall be borne by the delinquent resident/owner.