

HOMEOWNERS – COMMUNITY ASSOCIATIONS - PROPERTY MANAGERS

CAI/CRC SEMINAR
“FINANCIAL LITERACY FOR COMMUNITY ASSOCIATIONS”



SATURDAY, September 29, 2012

**English Country Manor
600 Squire Lane
Bel Air, MD 21014-4275
(410) 638-1511**

PRE-REGISTRATION REQUIRED!
(FIRST COME FIRST SERVED – SPACE IS LIMITED)
FEE: \$15.00

SCHEDULE:
REGISTRATION: 9:00 – 9:30 AM
PROGRAM: 9:30 AM – 12:00 NOON

Why does there continue to be so much financial difficulty in so many Community Associations. In many cases it is simply the result of inactivity among the board of directors and community members. However, in others it can stem from a lack of knowledge with respect to the financial issues that each community association faces. To the extent that the board, and in particular, the Treasurer does not know the few key indicators to monitor, they may feel overwhelmed to the point of not trying to keep up. Ultimately, this can lead to a difficult financial situation and the need to large assessment increases or the DREADED special assessment.

We have created this ½ day seminar to get to the heart of the financial issues each community association should be focusing on. We will present these concepts in layman’s terms without a lot of technical jargon. In many cases, having a community association that is well run from a financial standpoint simply has to do with having the proper information and being sure that you receive that information on a timely basis. In working with communities that have financial problems, we can usually see that these problems were

created due to lack of attention to the finances at some point in the past. This is usually because of either lack of information, lack of attention or both.

Our seminar is designed for Treasurers, Association accountants discuss the following:



- **What financial information should we be focusing on and how often.**
- **How to read financial statements**
- **Reserve Studies – Are they important and how often should they be done.**
- **Budgets – what do they mean, are they necessary.**
- **Contingency funds – how are they used, why are they important.**
- **Delinquencies – What can be done? Should we budget for them?**

To the extent time allows, this will be an interactive session. We find our best seminars are those that allow for some free flow of questions, answers and discussion.

WHO SHOULD ATTEND

THIS SEMINAR IS HIGHLY RECOMMENDED FOR HOMEOWNERS, BOARD MEMBERS, AND PROPERTY MANAGERS

THE SPEAKER

Richard P. Stang, CAP/ABV, PFS is a founding partner of DeLeon & Stang. His specialties include corporate and individual tax issues and planning, estate, investment management and insurance advisory services for businesses and individuals. With over 20 years' experience in public accounting, Rich assists businesses with development and implementation of accounting systems, budgets and financial statements. He consults with businesses in the areas of financial planning, tax planning, computer systems and software. Rich's previous experience with several large not-for-profit trade associations in various financial positions has given him valuable insight into helping his clients with their issues.

Designations:

- Certified Public Accountant
- Certified Estate Administrator
- AICPA Accredited in Business Valuation
- Maryland, Virginia and District of Columbia Insurance Licenses
- Series 6 and Series 65 Securities Registrations

“FINANCIAL LITERACY FOR COMMUNITY ASSOCIATIONS” REGISTRATION FORM



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FOR DIRECTIONS, PLEASE VISIT WWW.MAPQUEST.COM OR CALL THE FACILITY DIRECTLY

IF YOU ARE NOT A MEMBER OF THE COMMUNITY ASSOCIATIONS INSTITUTE, YOU CAN JOIN THE DAY OF THE SEMINAR!

PLEASE FEEL FREE TO COPY THIS FORM AND BRING A FRIEND

NAME: _____ PAYMENT OPTIONS: _____
ASSOCIATION: _____ CHECK ENCLOSED ___ VISA ___ MASTERCARD
ADDRESS: _____ CARD NUMBER: _____
CITY, STATE ZIP: _____ EXPIRATION DATE: _____
PHONE: _____ FAX: _____ SIGNATURE: (REQUIRED) _____
EMAIL: _____

Are you listed (your personal name) in the CAI database as a member? YES NO

MAIL FORM TO CAI/CRC, 5836 ROCKBURN WOODS WAY, ELKRIDGE, MD 21075

QUESTIONS? EMAIL: CONTACT@CAIMDCHE.S.ORG PHONE: 410-540-9831 FAX: 410-540-9827

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