

TIDELINES

Maisons-sur-Mer Condominium Association, Inc.

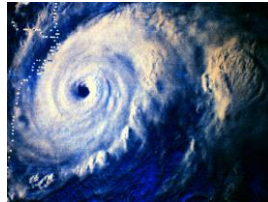
Volume 45

July, 2019

Issue 5

HURRICANE SEASON

Welcome to hurricane season. Now is the time to make your plans. If you have a medical condition needing special equipment, medication or a care giver be aware these goods and services will not be available in the event of an evacuation. All association staff will leave the property in an evacuation. If you cannot meet your needs without electricity or water, you need to arrange to move to an evacuation shelter capable of addressing your needs.



HIBERNATING VEHICLES.

The Homeowners Handbook states: **Homeowners or long-term lessees who will be away from the property for more than one week must park their vehicles in the designated storage area on the north side of the garage level and advise Security of such storage.** Please be considerate and allow other members the use of great spots in your absence.



LUGGAGE CARTS AND BUGGIES

Please give your neighbors the ability to move belongings and groceries by returning carts to the garage level **within 30 minutes of use.** Several times this summer season there have been no blue buggies available.



PACKAGES KEEP PILING UP!



Our mailroom is **NOT** large enough to house all of the packages that are being sent to our building. Packages that are delivered and not picked-up within 72 hours are subject to delivery to the unit, being placed inside the front doorway. Depending on number of packages a minimal labor charge may apply.

SHARE YOUR EXPERIENCE WITH YOUR NEIGHBORS!

Do you have a vendor that you would highly recommend? If so, share their contact details with the office. Requests are received almost daily for recommended vendors. Such as Painters, Storm Shutter Installers, sliders, etc....



HOW OLD IS YOUR HOT WATER HEATER?

We have had several hot water heater failures since the New Year. Most were at 7 years of age or older and had begun to fail by seeping water. Call Tracey to schedule a new hot water heater installation.

843-449-4841 ext 3



BON APPETIT

For your dining and entertaining needs.



See Marc to see how special your Special Event can be. 843-449-4841 ext 2 or marc@maisons-sur-mer.net

DISPOSAL OF BULKY ITEMS

Maisons sur Mer is not a dumping ground for broken, used, discarded furnishings, accessories, mattresses, blinds, etc..

At this time the Association is **NOT** able to discard of bulky waste items. Please do not leave unwanted items in the hallways or the trash room area.

Contact the office and we can provide the name of a gentleman that can be hired to haul away your items.



If you have hired a contractor it is their responsibility to remove all construction debris.

ATTACHMENTS TO THIS EDITION OF TIDELINES:

- July 20, 2019 draft BOD meeting minutes
- Contact update request
- Homeowner committee listing
- June financial statements

MESSAGE FROM THE BOARD PRESIDENT

WE WANT TO HEAR FROM YOU.

Your feedback and updates are needed. Included with this issue of the Tidelines is a request to update your homeowner information. We are always looking for ways to ensure that you receive Maison's news and information in a timely and efficient manner. Being current with personal preferences for means of communication is vital to this process.

In the near future, you will be receiving two surveys on matters which your Board of Directors will be addressing. The question has been raised about who can attend regular and/or special Board meetings. We will be asking for your opinion on whether these meetings should be limited to homeowners (name on the deed) only or allowing other related/interested parties to attend.

The other survey will be focused on the subject of capital planning for the Maisons. Whereas, in this year's budget, an amount was included for replacing the lobby floor, additional discussions have raised the question about whether it was time for an extensive renovation of all common areas including residential floors. Your response to that survey will help guide the Association in its long-range planning.

We thank you in advance for your attention to these important subjects.

Enjoy the rest of the summer!

A handwritten signature in black ink, appearing to read "John Brugh".

NEXT BOARD MEETING WILL BE SEPTEMBER 20th IN THE CARD ROOM. Conference Bridge will be available.

**Dial in number - 605-468-8728
Access code -271629**

All homeowners welcome to all meetings

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
July 20, 2019
MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, July 20, 2019 in the Card Room, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 2:00 p.m.

1. **Call to order** – President John Brugler called the meeting to order at 2:00PM

2. **Roll call**

i. John Brugler	Present
ii. Bill Speen	Present
iii. Glennon Kreher	Present
iv. Paul Mengert	Present
v. Joe Cappalonga	Present
vi. Ken Hess	Present via teleconference
vii. Stephanie Kornegay	Present

Mark Westbrook, General Manager, and 22 Homeowners were present and 7 attended via teleconference.

3. **Introductions:** recognition of new owners and first time attendees

- No new owners or attendees.

4. **Advanced owner questions / comments:**

- Jeff Webster spoke about insurance.
 - Requests Board consider bylaw change to modify 100% insurance requirement, and to separate common areas insurance from owner area insurance.

5. **Approval of minutes:** May 11, 2019 & May 23, 2019

- John Brugler motion to waive the reading of the May 11th and May 23rd board meeting minutes and approve them as presented. **Motion passed.**

6. **Officers reports**

President's report

- Job well done on two special events - wedding on June 22nd and the two day birthday party over July 5th and 6th.
- Sound System – Tabled action looking into \$2,107.00 for a wireless system to be utilized at board meetings.

Treasurer's report (June 30, 2019 financial update)

- Overall the Association is doing well with regards to budget.
- Operating Fund is at \$1.1 million.
- Food and Beverage - Year to date the department has lost 41K which is less than planned
- Reserve Fund is at 1.05 Million - Recent work on the annunciator panel, HVAC ventilation work and rooftop repairs have equaled 119K. \$23,300 is added to the reserve fund each month.

7. **Committee reports**

Real Estate Report

- 19 active listings with 2 pending. Average list price is \$400K. There have been 9 sales in the last 6 months. Average days on the market are 260 and the average sold price is \$360K

Homeowners that Rent

- About 40 Homeowners participate via emails and conference calls
 - Possibility of “Water On” email similar to the “Water Off” email to request
 - Request research on notification on completion of work orders
 - Inquired about the possibility of snow cones at the pool bar
 - There are about 80 homeowners that have short term rentals
 - Concerns – wowed when entering building, implementation of security system

Safety and Security

- Topics - Keyless entry system, Security functions and how to improve upon them; Safety of owners, guests and employees; Current layout of cameras and if there is a need for an increased number of cameras; Reviewed alarms for the use in the bar, lounge and Bon Appetit; Looking to tour departments to identify potential hazards; Reviewing the addition of a sand fence to the beach front to help as a barrier from the public access
- Alarm system will be installed at the pool bar

Finance Committee

- Working on the creation of a Request For Proposal (RFP) for a new bookkeeping service for improved flexibility and function.

Insurance Committee

- Allocation of the deductible - The Attorney General of SC opinion defines that the deductible is part of the insurance cost. Our attorney is currently looking at the SC Attorney General's finding to determine if he can use that as a citation.
- There are 33 remaining homeowner units that have been identified as being damaged by Hurricane Florence, that have not reported the completion of repairs. A certified letter will be sent to these homeowners for an update on their repair efforts or to request entry into the unit to assess damages and to arrange for the efforts to bring the unit back to pre-storm condition in line with the original plans and specifications where damaged. Per the Bylaws the association has an obligation to ensure all damaged units are brought back to pre-storm condition and to original plans and specifications (not including betterments).
- Reviewing the Bylaws and the Handbook for possible amendments. For example, amending the Bylaws to change the required insurance ratings as suggested during a discussion with Marsh McLennan . Reality is that we can't get A++ insurance to meet the needs of the building and we will be requesting an amendment to change this requirement to A- or better, to the extent available.

Entertainment and Amenities

- Marc Grande is the single point of contact for all entertainment venues. Please share with Marc if you like / dislike the entertainment. Input will be helpful with future bookings.
- Looking at additional space, storage and freezers for Food and Beverage.
- Agreed to purchase 5 folding chairs to be utilized in the Ocean Club during times that there is a seating shortage.
- Looking at making prepaid coupons available to homeowners that rent their units. Looking at issuing a credit card / debit card to be issued to homeowners to be utilized at the Food and Beverage entities.
- The committee was asked to look at what is required to update / replace the four red chairs in the lobby as an interim update while starting work towards a future and more comprehensive update.
- A quote has been received to update the game room flooring by using existing tile in stock.

Building and Grounds

- Held two meetings, recorded issues, and prioritized. Meetings scheduled every third Thursday of the month.
- Reviewing water leak mitigation through automated valves and an alarm system for the stacks.
- Looking into trash chute maintenance/ repairs.
- Addressing the rusting ceiling lights at the pool bar area.
- Mark Westbrook was granted the authority to proceed with the purchase of the palm replacements less than 2K.

8. Management report

- Year to date we have had three waterline breaks. Two in the 02 stack both at the 702 HVAC closet that were determined to be caused by a faulty AC shut off switch – switch replaced. June 10th water leak damaged lobby, administration offices, and annunciator panel. Estimated damage from waterline breaks is \$30K.

- Elevator 1 has been increasingly noisy and started to have vibrations while operating. Anticipated delivery of required motor is the first week of August.
- Maintenance is working at full capacity with significant activity on cracked sewer vent pipes.
- Jessie Colvin, MSM security guard for 5 years passed away in May.
- A meeting was held with members of *A Place at the Beach* and *Horry County Deputy Tom Roth* on July 10th to discuss their assertion that flooding encountered at A Place at the Beach is the result of the MSM pool backwash drain forcing water into their parking lot.
 - Full review revealed that the County outflow onto the beach had been either crushed or sand filled. The County agreed that this was their issue to resolve

Paul Mengert Motion – Authorizing Mark Westbrook to retain an independent painting contractor up to \$13,200 at his discretion to paint hallway crown molding to complete annunciator installation project. **Motion Passed**

9. Unfinished business

- **Paul Mengert Motion** – Authorization to file an 1120H tax return for 2018 as we have done in the past. **Motion Passed**
- **Paul Mengert Motion** – Board retract the consideration for a CPA audit due to the fact the insurance committee has adequately looked into the process and found no reason to proceed. **Motion Passed**
- The FSA final payment in the amount of \$67,900.55 was paid 07/11/19 / COMPLETED

Paul Mengert Motion – Send the 33 owners that have not had work performed to date, a certified letter that includes the detailed scope of work provided by the estimate, and further advising them we are prepared to do this work and we would like to schedule a date that we can do so. As per the recommendation of the insurance committee **Motion Passed**

- Electronic keyless entry door locks - awaiting the recommendation from the security and safety committee
- Roof pump/ valve replacement complete.
- **John Brugler Motion** – Pay \$34,697 out of Reserves to Hoffman Mechanical for roof pump/valve replacement. **Motion Passed**
- Under building windscreen installation- Completed Friday 7/19/2019.
- Tennis Court fencing - Contracted with Goode Fencing- \$3,932.24 with an estimated start date of 8/7/2019
- Removal of firehose from cabinets - Fire Marshal approved this effort on 7/2/19.
- **Bill Speen Motion** – Send a survey to the homeowners for their input on who should be allowed to attend Board of Director Meetings. **Motion Passed**
- Electronic signatures - The attorney stated that written signatures are required because of the small number required in the bylaws in order to petition for an action from the association.

10. New business

- **Bill Speen Motion** – To issue a three year RFP for emergency rapid response to be contracted until May 31 of 2022. **Motion Passed**
- Clarification of who pays cost associated with waterproofing of balcony floors when the homeowner is performing renovations. Board decided to defer action on this topic.
- Parking - Review handbook and bylaws, to determine if new language should be included to better define expectations – no restrictions on number of upper spaces permitted. Identified and working with two owners to move unused autos to long term parking.

11. Suggestions

- There were no suggestions submitted.

12. Open Forum

- Discussion Items - Lobby renovations, parking restrictions on day visitors, board transition.
- Where do we stand on a plan to remodel the lobby?
 - The 60K that was dedicated to upgrading the flooring was reclassified from the operating budget to reserve fund, in line with the amendment passed this past fall identifying this as a reserve funded item. Subsequently, it was determined that flooring should not be the first item upgraded and more focus would need to be placed on the overall lobby & common area improvements before moving forward on a single large scale item.

- Requested that this be added as an action item to be included on the next board meeting agenda so that Board may start the process of moving forward to develop planning for the improvements project
- Sandy Brown spoke to the Parking limitations – asking to consider overnight parking and not place too many restrictions on day visitors.
- Frankie Day stated that during the last board election there were malicious statements indicating that there were questionable activities or that money was misappropriated by himself and/or the prior manager. Frankie further asked that since the new Board has been in place have they found any misappropriation of money or dishonest activity?
 - John stated that this Board is looking forward and not backward focusing on how to improve the association. Further noted that if the Board had found any dishonest activities or misappropriations they would have taken action on those issues

13. Schedule next meetings

- The next Board of Directors meeting will be September 21, 2019 at 2PM in the Card Room
- **John Brugler Motion to go into Executive session. Motion Passed**
 - Went into executive session at 5:40pm and returned to open session at 6:18pm
 - **Paul Mengert Motion** – Authorize Mark Westbrook to execute legal collections and other appropriate legal matters in accordance with policy and as deemed necessary. **Motion Passed**

14. Adjournment

- John Brugler asked for a motion to adjourn the meeting. Motion carried.

Meeting adjourned at 6:20 PM July 20, 2019

Glennon Kreher – Secretary

John Brugler – President



Survey & Information Update Request
August 2019

Dear Homeowner,

We would like to confirm that our homeowner contact information is correct and up to date. Please take a moment to provide the information requested below.

Apartment/ Unit No. _____
Name of Owner(s) _____
Permanent Address _____
City, State, Zip _____
Home Phone: _____
Cell phone(s) _____
Email address(es) _____
Phone number at Maisons-sur-Mer: _____

Usage: **Permanent Residence** [] **Second Home** [] **Rental** []

Electronic or U.S. Mail Communications

Would you like to receive future communications via email? This would include invoices, Tidelines and all other communications except for the Annual Homeowner's Meeting/ proxy mailing.

YES [] **I want to receive communications via email**
NO [] **I want to receive communications via the US Postal Service**

Thank you

Maisons-sur-Mer

HOMEOWNER COMMITTEES

JULY 2019

SAFETY AND SECURITY

Ken Hess – Chairman

Frankie Day
Lonnie Wolf
Tom Vivirito

BUILDING AND GROUNDS

Glennon Kreher – Chairman

Sandy Brown
Dianna Weaver
Nick Santoro
Tucker Irizarry
Marilyn Brugler

FINANCE

Paul Mengert - Chariman

Joe Cappalonga
Gary Woodlief

INSURANCE

Joe Cappalonga - Chairman

Frankie Day
Paul Mengert
Cary Wilson

ENTERTAINMENT AND AMENITIES

Bill Speen – Chairman

Dianna Weaver
Sarah Baucom
Tom Vivirito
Sandy Brown

REAL ESTATE

Robin Bailey – Miles Chairman

HOMEOWNERS THAT RENT

Stephanie Kornegay - Chairman

MAISONS SUR MER CONDO ASSOCIATION
Balance Sheet
June

	As of Jun 30, 2019	As of Jun 30, 2018
ASSETS		
Current Assets		
Bank Accounts		
BB&T ICS Sweep Account	183,380.04	250,039.25
BB&T Lounge Account	59,847.21	87,328.95
BB&T Operating Account	150,773.35	101,294.04
CNB Payroll Account	11,605.04	11,169.88
Credit Card Clearing	0.00	(1,912.25)
Petty Cash Bon Appetit	500.00	500.00
Petty Cash Lounge	1,000.00	1,000.00
Petty Cash Office	250.00	(148.09)
Petty Cash Pool Bar	1,500.00	1,000.00
S&S - CD Account	750,000.00	600,000.00
Total Bank Accounts	\$ 1,158,855.64	\$ 1,050,271.78
Accounts Receivable		
A/R Accounts Receivable	57,299.58	(34,924.06)
Total Accounts Receivable	\$ 57,299.58	\$ (34,924.06)
Other Current Assets		
Employee Advances	23.85	0.00
Reserve for Bad Debts	(5,000.00)	(5,000.00)
Total Other Current Assets	\$ (4,976.15)	\$ (5,000.00)
Total Current Assets	\$ 1,211,179.07	\$ 1,010,347.72
Other Assets		
Prepaid Insurance	470,083.76	442,384.82
Total Other Assets	\$ 470,083.76	\$ 442,384.82
TOTAL ASSETS	\$ 1,681,262.83	\$ 1,452,732.54
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
A/P Accounts Payable	17,586.72	26,165.89
Total Accounts Payable	\$ 17,586.72	\$ 26,165.89
Credit Cards		
Home Depot Credit Card	170.84	47.12
Lowe's Credit Card	4,223.18	3,718.57
Office Depot Credit Card	228.05	228.05
Visa Credit Card	115.84	4,889.46
Total Credit Cards	\$ 4,737.91	\$ 8,883.20
Other Current Liabilities		
Contingency Liability	0.00	2,954.69

Damage Liabilities - December 2017 Water Leak	26,696.07	31,602.82
Damage Liabilities - December 2018 Water Leak	3,104.93	
Damage Liabilities - October 2017 Water Leak	8,347.11	8,347.11
Deferred Insurance Assessment Revenue	470,706.52	490,770.00
Prepaid Assessments	98,775.61	
Hurricane Florence	186,299.58	
Rental Deposits	8,388.55	10,365.69
Sales Tax Payable - Lounge	4,993.32	3,318.31
Sales Tax Payable - Rentals	482.14	913.27
Tips Payable	4,068.50	2,663.18
Total Other Current Liabilities	\$ 811,862.33	\$ 550,935.07
Total Current Liabilities	\$ 834,186.96	\$ 585,984.16
Total Liabilities	\$ 834,186.96	\$ 585,984.16
Equity		
Prior Year Fund Balance	908,752.93	988,405.00
Retained Earnings	0.00	(161,944.89)
Net Income	(61,677.06)	40,288.27
Total Equity	\$ 847,075.87	\$ 866,748.38
TOTAL LIABILITIES AND EQUITY	\$ 1,681,262.83	\$ 1,452,732.54

MAISONS SUR MER CONDO ASSOCIATION
Budget vs. Actuals
June 30, 2019

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Bon Appetit Sales	18,274.81	15,483.00	2,791.81	75,884.59	66,421.00	9,463.59
Homeowner Charge Account			0.00	325.00	0.00	325.00
Insurance Assessments	74,615.08	78,451.08	(3,836.00)	466,870.48	470,706.48	(3,836.00)
Interest Income	9.43	5.00	4.43	106.33	30.00	76.33
Late Fee	(25.00)	100.00	(125.00)	1,300.00	800.00	500.00
Lounge & Bar Income	20,131.14	17,387.00	2,744.14	54,597.36	51,246.00	3,351.36
Miscellaneous Income		1,250.00	(1,250.00)	1,754.64	2,500.00	(745.36)
Real Estate Income	100.00	200.00	(100.00)	1,600.00	800.00	800.00
Regular Assessments	187,198.00	186,461.00	737.00	1,119,503.00	1,118,766.00	737.00
Repair / Services Income	13,690.50	7,500.00	6,190.50	40,221.40	39,000.00	1,221.40
Room Rental Income	5,344.67	5,950.00	(605.33)	15,879.89	15,100.00	779.89
Sales Tax Adjustments		65.00	(65.00)	83.52	195.00	(111.48)
Service/Fee Income	187.99	400.00	(212.01)	1,092.74	1,480.00	(387.26)
Surcharge		0.00	0.00	10,673.10	300.00	10,373.10
z Reserve Funding	(25,300.00)	(25,300.00)	0.00	(151,800.00)	(151,800.00)	0.00
Total Income	\$ 294,226.62	\$ 287,952.08	\$ 6,274.54	\$ 1,638,092.05	\$ 1,615,544.48	\$ 22,547.57
Gross Profit	\$ 294,226.62	\$ 287,952.08	\$ 6,274.54	\$ 1,638,092.05	\$ 1,615,544.48	\$ 22,547.57
Expenses						
050 Personnel Costs						
Employee Benefits	14,374.30	12,050.00	2,324.30	76,741.55	72,300.00	4,441.55
Payroll Processing	252.34	600.00	(347.66)	3,312.16	3,300.00	12.16
Payroll Taxes	6,943.12	7,301.00	(357.88)	49,557.48	63,835.00	(14,277.52)
Salaries - Food & Beverage	8,384.56	11,275.00	(2,890.44)	49,093.87	58,497.00	(9,403.13)
Salaries - General & Administrative	10,662.48	9,902.00	760.48	94,125.19	77,363.00	16,762.19
Salaries - Housekeeping	8,028.84	7,384.00	644.84	47,426.54	44,212.00	3,214.54
Salaries - Lounge & Bar	6,834.10	6,160.00	674.10	31,303.09	31,240.00	63.09
Salaries - Repairs & Maintenance	17,781.86	18,463.00	(681.14)	116,464.78	122,401.00	(5,936.22)
Salaries - Security	22,443.97	23,400.00	(956.03)	150,761.78	146,149.00	4,612.78
Total 050 Personnel Costs	\$ 95,705.57	\$ 96,535.00	\$ (829.43)	\$ 618,786.44	\$ 619,297.00	\$ (510.56)
100 GENERAL & ADMINISTRATIVE						
Accounting Services	750.00	750.00	0.00	4,500.00	4,500.00	0.00
Audit Fees		0.00	0.00	10,125.00	10,000.00	125.00
Bad Debts	737.00	300.00	437.00	737.00	600.00	137.00
Bank Charges	278.00	400.00	(122.00)	1,835.71	2,400.00	(564.29)
Credit Card Machine	1,211.08	1,200.00	11.08	9,107.24	5,900.00	3,207.24
Dues & Subscriptions		150.00	(150.00)	0.00	1,190.00	(1,190.00)
Equipment Lease	685.61	650.00	35.61	2,232.01	2,100.00	132.01
Equipment Maintenance		0.00	0.00	3,334.94	3,980.00	(645.06)
Legal Fees		500.00	(500.00)	8,976.70	1,700.00	7,276.70
Meals and Entertainment	60.86	175.00	(114.14)	1,072.46	1,075.00	(2.54)
Miscellaneous	100.00	50.00	50.00	668.10	300.00	368.10

MAISONS SUR MER CONDO ASSOCIATION
Budget vs. Actuals
June 30, 2019

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Office Supplies	397.45	1,000.00	(602.55)	2,317.67	3,400.00	(1,082.33)
Postage and Shipping	500.00	0.00	500.00	1,372.86	1,775.00	(402.14)
Printing		0.00	0.00	2,544.54	0.00	2,544.54
Software Costs		0.00	0.00	2,787.45	4,950.00	(2,162.55)
Taxes & Licenses	12.99	0.00	12.99	2,342.07	3,955.00	(1,612.93)
Telephone	653.75	800.00	(146.25)	4,022.71	4,800.00	(777.29)
Travel		100.00	(100.00)	0.00	600.00	(600.00)
Total 100 GENERAL & ADMINISTRATIVE	\$ 5,386.74	\$ 6,075.00	\$ (688.26)	\$ 57,976.46	\$ 53,225.00	\$ 4,751.46
200 HOUSEKEEPING						
Cleaning Supplies	739.32	750.00	(10.68)	3,747.39	3,550.00	197.39
Equipment		0.00	0.00	167.16	900.00	(732.84)
Janitorial	225.14	300.00	(74.86)	1,580.10	1,800.00	(219.90)
Miscellaneous		0.00	0.00	230.00	50.00	180.00
Paper Products		0.00	0.00	0.00	50.00	(50.00)
Uniforms	200.40	160.00	40.40	1,311.19	960.00	351.19
Total 200 HOUSEKEEPING	\$ 1,164.86	\$ 1,210.00	\$ (45.14)	\$ 7,035.84	\$ 7,310.00	\$ (274.16)
300 REPAIRS & MAINTENANCE						
Building Maintenance	1,973.45	600.00	1,373.45	12,641.91	11,850.00	791.91
Elevator Maintenance	750.00	0.00	750.00	27,581.82	27,000.00	581.82
Fire Alarm System	1,828.81	725.00	1,103.81	8,063.53	5,575.00	2,488.53
Grounds and Landscaping	5,830.00	5,700.00	130.00	24,200.37	24,400.00	(199.63)
HVAC	9,527.30	12,000.00	(2,472.70)	19,009.92	29,500.00	(10,490.08)
Keys and Locks	10,583.98	0.00	10,583.98	27,168.11	33,350.00	(6,181.89)
Lighting and Electrical	436.26	1,000.00	(563.74)	3,806.21	4,500.00	(693.79)
Miscellaneous	2,860.86	1,100.00	1,760.86	11,393.71	6,600.00	4,793.71
Painting and Paint Supplies	325.54	1,100.00	(774.46)	8,337.16	6,600.00	1,737.16
Pest Control	806.84	850.00	(43.16)	5,042.74	4,900.00	142.74
Plumbing and Water System	1,471.47	5,000.00	(3,528.53)	13,049.49	13,275.00	(225.51)
Pool Expenses	2,587.87	2,000.00	587.87	12,287.70	9,500.00	2,787.70
Tools and Supplies	3,086.95	1,500.00	1,586.95	9,323.33	7,100.00	2,223.33
Uniforms	396.82	315.00	81.82	2,233.76	1,890.00	343.76
Total 300 REPAIRS & MAINTENANCE	\$ 42,466.15	\$ 31,890.00	\$ 10,576.15	\$ 184,139.76	\$ 186,040.00	\$ (1,900.24)
400 SECURITY						
Contract Security	2,817.50		2,817.50	3,377.50	0.00	3,377.50
Miscellaneous		750.00	(750.00)	0.00	1,500.00	(1,500.00)
Supplies	216.65	0.00	216.65	216.65	600.00	(383.35)
Uniforms	175.90	0.00	175.90	419.16	1,100.00	(680.84)
Total 400 SECURITY	\$ 3,210.05	\$ 750.00	\$ 2,460.05	\$ 4,013.31	\$ 3,200.00	\$ 813.31

MAISONS SUR MER CONDO ASSOCIATION
Budget vs. Actuals
June 30, 2019

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
500 HOMEOWNER SERVICES						
Activity Committee	98.31	75.00	23.31	524.74	675.00	(150.26)
Entertainment	1,701.66	2,100.00	(398.34)	5,104.16	4,950.00	154.16
Recreational Supplies		110.00	(110.00)	300.00	940.00	(640.00)
Total 500 HOMEOWNER SERVICES	\$ 1,799.97	\$ 2,285.00	\$ (485.03)	\$ 5,928.90	\$ 6,565.00	\$ (636.10)
550 GUEST ROOMS						
Cleaning Labor	930.00	800.00	130.00	3,985.00	3,400.00	585.00
Furnishings and Supplies		100.00	(100.00)	385.61	550.00	(164.39)
Guest Room Expenses		50.00	(50.00)	0.00	50.00	(50.00)
Total 550 GUEST ROOMS	\$ 930.00	\$ 950.00	\$ (20.00)	\$ 4,370.61	\$ 4,000.00	\$ 370.61
600 UTILITIES						
Cable TV	9,353.25	8,602.00	751.25	57,493.52	51,612.00	5,881.52
Electricity	10,501.94	10,375.00	126.94	47,339.49	49,443.00	(2,103.51)
Fuel and Gas	494.76	687.00	(192.24)	23,926.79	31,849.00	(7,922.21)
Garbage Service	3,732.59	3,197.00	535.59	20,657.31	18,422.00	2,235.31
Water & Sewer	12,958.22	23,177.00	(10,218.78)	65,863.92	71,570.00	(5,706.08)
Total 600 UTILITIES	\$ 37,040.76	\$ 46,038.00	\$ (8,997.24)	\$ 215,281.03	\$ 222,896.00	\$ (7,614.97)
700 LOUNGE & BAR						
Cash over/short	8.12		8.12	156.16	0.00	156.16
Licenses			0.00	7,305.00	1,705.00	5,600.00
Liquor Excise Tax	(72.99)		(72.99)	(72.99)	0.00	(72.99)
Mixers, Garnishments, Snacks	956.01	1,350.00	(393.99)	3,202.00	3,380.00	(178.00)
Napkins, Other Paper Products		60.00	(60.00)	172.08	255.00	(82.92)
Operating Supplies	150.12	0.00	150.12	150.12	325.00	(174.88)
Other Expenses	277.93	300.00	(22.07)	1,082.51	900.00	182.51
Purchases - Beer	2,352.58	1,340.00	1,012.58	5,249.34	3,680.00	1,569.34
Purchases - Liquor	3,154.42	3,270.00	(115.58)	11,526.58	8,963.00	2,563.58
Purchases - Wine	1,145.02	6,087.00	(4,941.98)	8,279.62	9,025.00	(745.38)
Total 700 LOUNGE & BAR	\$ 7,971.21	\$ 12,407.00	\$ (4,435.79)	\$ 37,050.42	\$ 28,233.00	\$ 8,817.42
750 Bon Appetit Expense						
Cleaning Chemical and Materials		175.00	(175.00)	0.00	1,150.00	(1,150.00)
Food	10,603.95	9,483.00	1,120.95	46,274.09	39,885.00	6,389.09
Kitchenware		0.00	0.00	0.00	250.00	(250.00)
Miscellaneous	1,450.59	500.00	950.59	4,270.31	2,375.00	1,895.31
Paper	955.62	1,100.00	(144.38)	3,412.45	3,300.00	112.45
Tableware		0.00	0.00	0.00	392.00	(392.00)
Uniforms	20.07	275.00	(254.93)	641.06	1,575.00	(933.94)
Total 750 Bon Appetit Expense	\$ 13,030.23	\$ 11,533.00	\$ 1,497.23	\$ 54,597.91	\$ 48,927.00	\$ 5,670.91

MAISONS SUR MER CONDO ASSOCIATION
Budget vs. Actuals
June 30, 2019

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
800 PROPERTY INSURANCE						
Insurance	78,347.30	78,469.17	(121.87)	472,948.80	470,815.02	2,133.78
Total 800 PROPERTY INSURANCE	\$ 78,347.30	\$ 78,469.17	\$ (121.87)	\$ 472,948.80	\$ 470,815.02	\$ 2,133.78
850 INSURANCE CONTINGENCY	14,705.03	1,650.00	13,055.03	23,445.38	9,900.00	13,545.38
900 OTHER EXPENSES						
Income Tax		0.00	0.00	14,000.00	600.00	13,400.00
Total 900 OTHER EXPENSES	\$ -	\$ -	\$ -	\$ 14,000.00	\$ 600.00	\$ 13,400.00
Total Expenses	\$ 301,757.87	\$ 289,792.17	\$ 11,965.70	\$ 1,699,574.86	\$ 1,661,008.02	\$ 38,566.84
Net Operating Income	\$ (7,531.25)	\$ (1,840.09)	\$ (5,691.16)	\$ (61,482.81)	\$ (45,463.54)	\$ (16,019.27)
Other Expenses						
Other Miscellaneous Expense			0.00	194.25	0.00	194.25
Total Other Expenses	\$ -	\$ -	\$ -	\$ 194.25	\$ -	\$ 194.25
Net Other Income	\$ -	\$ -	\$ -	\$ (194.25)	\$ -	\$ (194.25)
Net Income	\$ (7,531.25)	\$ (1,840.09)	\$ (5,691.16)	\$ (61,677.06)	\$ (45,463.54)	\$ (16,213.52)

MAISONS SUR MER CONDO ASSOCIATION
Budget vs. Actuals: Food & Beverage
June 30, 2019

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Bon Appetit Sales	18,274.81	15,483.00	2,791.81	75,884.59	66,421.00	9,463.59
750 Bon Appetit Expense						
Salaries - Food & Beverage	8,384.56	11,275.00	(2,890.44)	49,093.87	58,497.00	(9,403.13)
Cleaning Chemical and Materials		175.00	(175.00)	0.00	1,150.00	(1,150.00)
Food	10,603.95	9,483.00	1,120.95	46,274.09	39,885.00	6,389.09
Kitchenware		0.00	0.00	0.00	250.00	(250.00)
Miscellaneous	1,450.59	500.00	950.59	4,270.31	2,375.00	1,895.31
Paper	955.62	1,100.00	(144.38)	3,412.45	3,300.00	112.45
Tableware		0.00	0.00	0.00	392.00	(392.00)
Uniforms	20.07	275.00	(254.93)	641.06	1,575.00	(933.94)
Total 750 Bon Appetit Expense	\$ 21,414.79	\$ 22,808.00	\$ (1,393.21)	\$ 103,691.78	\$ 107,424.00	\$ (3,732.22)
Net Income (Loss)	\$ (3,139.98)	\$ (7,325.00)	\$ 4,185.02	\$ (27,807.19)	\$ (41,003.00)	\$ 13,195.81
Income						
Lounge & Bar Income	20,131.14	17,387.00	2,744.14	54,597.36	51,246.00	3,351.36
700 LOUNGE & BAR						
Salaries - Lounge & Bar	6,834.10	6,160.00	674.10	31,303.09	31,240.00	63.09
Cash over/short	8.12		8.12	156.16	0.00	156.16
Licenses			0.00	7,305.00	1,705.00	5,600.00
Liquor Excise Tax	(72.99)		(72.99)	(72.99)	0.00	(72.99)
Mixers, Garnishments, Snacks	956.01	1,350.00	(393.99)	3,202.00	3,380.00	(178.00)
Napkins, Other Paper Products		60.00	(60.00)	172.08	255.00	(82.92)
Operating Supplies	150.12	0.00	150.12	150.12	325.00	(174.88)
Other Expenses	277.93	300.00	(22.07)	1,082.51	900.00	182.51
Purchases - Beer	2,352.58	1,340.00	1,012.58	5,249.34	3,680.00	1,569.34
Purchases - Liquor	3,154.42	3,270.00	(115.58)	11,526.58	8,963.00	2,563.58
Purchases - Wine	1,145.02	6,087.00	(4,941.98)	8,279.62	9,025.00	(745.38)
Total 700 LOUNGE & BAR	\$ 14,805.31	\$ 18,567.00	\$ (3,761.69)	\$ 68,353.51	\$ 59,473.00	\$ 8,880.51
Net Income (Loss)	\$ 5,325.83	\$ (1,180.00)	\$ 6,505.83	\$ (13,756.15)	\$ (8,227.00)	\$ (5,529.15)
Food & Beverage Net Income (Loss)	\$ 2,185.85	\$ (8,505.00)	\$ 10,690.85	\$ (41,563.34)	\$ (49,230.00)	\$ 7,666.66

Maisons~sur~Mer

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