

2024

GUIDE TO FINANCIAL SERVICES & RESERVES



This annual guide provides a starting point for association boards seeking financial services.



2024 CAI-NE

Guide to Financial Services & Reserves

This annual guide provides a starting point for association boards seeking financial services.

CAI MEMBER	ABINGTON BANK	ALLIED PROPERTY MANAGEMENT	BARRETT & SCIBELLI, LLC	BLOOM COHEN HAYES LLC	BROOKLINE BANK	COMMUNITY FINANCIALS	CRITERIUM DUDKA ENGINEERS	THE DARTMOUTH GROUP, AN ASSOCIA COMPANY AAMC	FIRST CITIZENS BANK	FOLEY CPA	KEANE + COMPANY, P.C.	PEMAQUID RESERVES PLANNER	ROCKLAND TRUST	ROSELLI, CLARK & ASSOCIATES, CPAS	SOUTH SHORE BANK
CAI MEMBER	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

PROVIDE SERVICES IN THE FOLLOWING NEW ENGLAND STATES

MAINE	●		●	●		●			●	●		●		●	
MASSACHUSETTS	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
NEW HAMPSHIRE	●		●	●	●	●	●	●	●	●	●	●	●	●	
RHODE ISLAND	●		●	●	●	●	●	●	●	●	●	●	●		●
VERMONT	●		●	●		●	●		●	●		●			

ACCOUNTING SERVICES

AUDIT & REVIEW SERVICES		●	●	●						●	●			●	
TAX PREPARATION & PLANNING		●	●	●						●	●			●	
ASSOCIATION BORROWING	●	●		●				●		●				●	
OPERATING BUDGETING		●		●		●		●						●	
LITIGATION SUPPORT		●	●	●		●		●							
RESERVE ANALYSIS				●			●	●							
DEVELOPER TRANSITIONS		●	●	●		●	●	●			●			●	
TRANSITIONS IN MANAGEMENT		●	●	●		●		●			●			●	

BOOKKEEPING/FINANCIAL REPORTING

MONTHLY FINANCIAL STATEMENTS		●				●		●							
MONTHLY FEE COLLECTION		●				●		●							
BUDGET REPORTS		●				●		●							
COLLECTION & DELINQUENCY STATEMENTS		●				●		●							

LENDING

ASSOCIATION LENDING	●				●				●	●			●		●
BANKING SERVICES	●				●	●			●				●		●
CERTIFICATES OF DEPOSIT	●				●	●			●				●		●
DIGITAL PAYMENT SOLUTIONS	●				●	●		●	●				●		●
FANNIE MAE / FREDDIE MAC PREPARATION															

RESERVE STUDIES

ON-SITE INSPECTION							●								
PROPERTY-SPECIFIC RECOMMENDATIONS															
RESERVE REPORTING SOFTWARE											●				

COMPANIES HIGHLIGHTED IN BLUE ARE CAI-NE CHAPTER PARTNERS

* Information provided by advertisers as of 4/1/24

ABINGTON BANK

CHRIS WALKER
95 N FRANKLIN ST
HOLBROOK, MA 02343
781-878-0045
FAX: 781-878-9764
CWALKER@ABINGTONBANK.COM
WWW.ABINGTONBANK.COM

ALLIED PROPERTY MANAGEMENT

PO BOX 315
NORTH BILLERICA, MA 01862
800-436-7348
FAX: 978-452-7718
INFO@APMANAGES.COM
WWW.APMANAGES.COM

Working closely with clients, our company emphasizes prompt collection of monthly fees, and closely monitors any unpaid amounts, administering late fees where necessary. Our clients receive clean, concise financial data. Monthly reports are issued, covering Budget Reports, Bank Reconciliations, Collection and Delinquency Statements, Balance Sheets, Income Statements, and Expense Reports.

BARRETT & SCIBELLI, LLC

8 WINCHESTER PLACE, STE 301
WINCHESTER, MA 01890
781-570-2273 X101
WWW.BARRETTANDSCIBELLI.COM

We specialize in working with condominium boards, property owners, and communities. We are up-to-date on the latest and best practices for proper governance and are well-versed in the tax, accounting, and auditing practices required to keep your community financially sound. To learn more, call or click today!

BLOOM COHEN HAYES LLC

464 HILLSIDE AVE, STE 203
NEEDHAM, MA 02494
781-455-0900
KBLOOM@BCHCPA.COM
WWW.BCHCPA.COM

A CPA firm providing audit, review, and tax services to a variety of clients, including over 400+ community associations. Kenneth A. Bloom, one of the industry's noted experts in working with community association's financial, accounting, and tax issues, consults in litigation support, tax planning, association borrowing and financing issues, transitions from developer to unit owners, and general management.

BROOKLINE BANK

ANDY BEEPATH
617-937-9436
ABEEPATH@BRKL.COM
DAVID GLADSTONE
617-835-8372
DGLADSTONE@BRKL.COM
WWW.BROOKLINEBANK.COM/CONDO

Having served condominium associations longer than any other local bank, there is little we haven't seen. From short-and long-term financing, to saving for rainy days, to a full range of collection and deposit services, Brookline Bank can meet most any financial need.

COMMUNITY FINANCIALS

RUSSELL MUNZ
185 E. INDIATOWN RD, #127
JUPITER, FL 33477
833-266-3646
RUSSELL@COMMUNITYFINANCIALS.COM
WWW.COMMUNITYFINANCIALS.COM

CRITERIUM DUDKA ENGINEERS

63 SOUTH ST, STE 110
HOPKINTON, MA 01748
844-885-0153 TOLL FREE
INFO@CRITERIUM-DUDKA.COM

We are an engineering consulting firm specializing in building engineering and consulting services as well as HOA services (reserve studies, transitions studies, structural evaluations, and construction engineering). We serve Massachusetts, Western New Hampshire, Vermont, Rhode Island, and Connecticut. Founded in 1957, our organization has consulted with clients on over 750,000 properties.

THE DARTMOUTH GROUP, AN ASSOCIA COMPANY AAMC

LAURA SCHMITT, CMCA
131 HARTWELL AVE
STE 115
LEXINGTON, MA 02421
LSCHMITT@THEDARTMOUTHGROUP.COM
WWW.THEDARTMOUTHGROUP.COM

We provide local expertise backed by international resources. Our staff receives training to become experts in Massachusetts management practices and state law, giving you the security of being worry-free. We offer Full-Service Management, Comprehensive Project and Construction Management Services, Signature Lifestyle Services, Developer Services, and Transitions for new communities.

FIRST CITIZENS BANK

ERIN KREMSEY
PO BOX 105
WEST CHATHAM, MA 02669
860-459-4713
ERIN.KREMSEY@FIRSTCITIZENS.COM

We help personal, business, commercial, and wealth clients build financial strength that lasts. Headquartered in Raleigh, we've built a unique legacy of strength, stability, and long-term thinking that has spanned generations, offering an array of general banking services including a network of more than 550 branches in 23 states and commercial banking expertise delivering best-in-class lending, leasing, and other financial services.

FOLEY CPA

THOMAS P. FOLEY II, P.C.
82 SHADOWBROOK ESTATES
SOUTH HADLEY, MA 01075
413-529-0030
TOMFOLEYII@GMAIL.COM

Having well over 25 years of experience in the condominium/homeowner's association industry, our team assists both self-managed and professionally managed associations throughout New England. Foley CPA is the trusted source your association needs. Services include: Audits, Reviews, Compilations, Income Tax Preparation, Assistance in Obtaining Short & Long Term Financing, Capital Budgeting, and Forensic Accounting.

KEANE + COMPANY, P.C.

KAREN M. MERICANTANTE, CPA
BONNIE L. WHITEMORE, CPA
40 SALEM ST, BLDG 1, STE 15
LYNNFIELD, MA 01940
781-996-3700
FAX: 780-996-3711
WWW.KEANECPA.COM

Servicing over 200 condominium associations throughout New England, we offer a variety of services including compilations, reviews, tax preparation and planning, as well as consulting on various matters facing homeowner associations such as financing, supplemental assessments, reserve analysis, transition to new management, and developer issues. We work closely with association boards and management teams to provide the best service possible.



ALLCOCK MARCUS

ATTORNEYS AT LAW

The next generation of condo lawyers

EXCITING NEWS ALERT!

We are thrilled to announce our big move to a more spacious office!

But that's not all—we are setting up shop in the City of Miami!

Visit our website for more details and to stay in the loop!

www.amcondolaw.com

* NEW *

MASSACHUSETTS LOCATION
10 Forbes Road, Suite 400W
Braintree, MA 02184
781.884.1660
info@amcondolaw.com

* NEW *

FLORIDA LOCATION
150 SE 2nd Avenue, Suite 316
Miami, FL 33131
305.503.5039
jake@amcondolaw.com

Practicing in MA • NH • RI • ME • FL



Integrity * Stewardship * Expertise * Service

NorthStar Insurance Services is a leading provider of insurance and risk management services for community associations, real estate owners and property managers throughout New England. We seek to be your trusted partner and advocate in an ever-changing and complex insurance marketplace, and we are dedicated to excellence in the provision of attentive, proactive client service. Please contact us today for a consultation.


NorthStar
INSURANCE SERVICES, INC.

Gregory Pierce, CPA, LIA gpierce@nsins.com, x 125
72 River Park Street, Suite 201, Needham, Massachusetts 02494 Call: (781) 431-2500 www.nsins.com

PEMAQUID RESERVES PLANNER

PO BOX 892
KENNEBUNK, ME 04043
207-232-8859
INFO@PEMAQUIDRESERVES.COM
WWW.PEMAQUIDRESERVES.COM

We offer a customizable, real-time reserves planning solution, allowing you to realize the full potential of your reserve study investment. PRP provides simulation capabilities for future financial projections, and detailed reports and graphs to support decision-making. We also offer a digital transformation service to migrate your existing reserve study data.

ROCKLAND TRUST

58 MAIN ST, FRANKLIN, MA 02038
TIMOTHY MURPHY
774-454-9918
TIMOTHY.MURPHY@
ROCKLANDTRUST.COM
WWW.ROCKLANDTRUST.COM/CAB

Whether your condo association or property management firm has simple or complex banking needs, Rockland Trust is here for you. Our dedicated team specializes in tailoring products to fit your unique needs. From everyday banking to lending solutions, we are a financial partner committed to your success.

ROSELLI, CLARK & ASSOCIATES, CPAS

CHAD CLARK, CPA
500 WEST CUMMINGS PARK, STE 4900
WOBURN, MA 01801
781-933-0073 X1012
CCLARK@ROSELLICLARK.COM
WWW.ROSELLICLARK.COM

Over 30 years of experience in performing audit, review, and tax services for over 275 community associations. This extensive experience has allowed us to develop a knowledgeable approach for achieving the specialized financial reporting required by our clients. We successfully meet the needs of our clients in a timely and professional manner.

SOUTH SHORE BANK

NICK MARI
1530 MAIN ST
SOUTH WEYMOUTH, MA 02190
781-724-4762
NMARI@SOUTHSHOREBANK.COM
WWW.SOUTHSHOREBANK.COM

See a banking program specifically for condominiums! Get competitive interest rates and lending solutions with amortization time-frames up to and beyond 15 years. Loans customized to meet your association's needs. Loan sizes from \$25,000 to \$40 million – we specialize in building envelope lending. A team of experts with over 15 years of condominium lending experience.

* Information provided by advertisers as of 4/1/24