



# Association Management Report

**April 2015**

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

04/30/2015

### Assets

Accounts Receivable	22,472.25
Credit Card Holding Account	1,239.92
First Citizens OPx8472	22,562.57
<b><u>Total Assets</u></b>	<b><u>46,274.74</u></b>

### Liabilities

Accounts Receivable Over Collected	14,887.05
Accounts Payable - Net Total	112,416.38
Reserve Fund Accrual	65,414.29
Vanco Payments - Attorney	130.00
<b><u>Total Liabilities</u></b>	<b><u>192,847.72</u></b>

### Net Worth

Current Operation Fund	(154,544.60)
Net Income	7,971.62
<b><u>Total Net Worth</u></b>	<b><u>(146,572.98)</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>46,274.74</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 04/01/2015 to 04/30/2015

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	20,821.15
Late Fees	325.00

<b>Total Revenue</b>	<b>21,146.15</b>
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### Expenses

#### Administration

Phone/ Fax	51.32
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<b>TOTAL Administration</b>	<b>51.32</b>
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#### Professional Fees

Management : Contract	2,320.50
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Management : Administration	268.65
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Legal Fees	145.00
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<b>TOTAL Professional Fees</b>	<b>2,734.15</b>
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#### Pool & Landcaping

Pool : Repairs	400.00
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Landscaping : Other	2,226.00
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Landscaping: Contract	3,897.00
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Pool : Contract	580.00
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<b>TOTAL Pool &amp; Landcaping</b>	<b>7,103.00</b>
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#### Maintenance & Repairs

Building Maintenance	360.00
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Plumbing	219.00
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<b>TOTAL Maintenance &amp; Repairs</b>	<b>579.00</b>
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#### Utilities

Trash Pickup	2,310.00
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Utilities : Electric	1,549.18
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Utilities : Water/Sewer	5,057.20
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<b>TOTAL Utilities</b>	<b>8,916.38</b>
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#### General

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 04/01/2015 to 04/30/2015

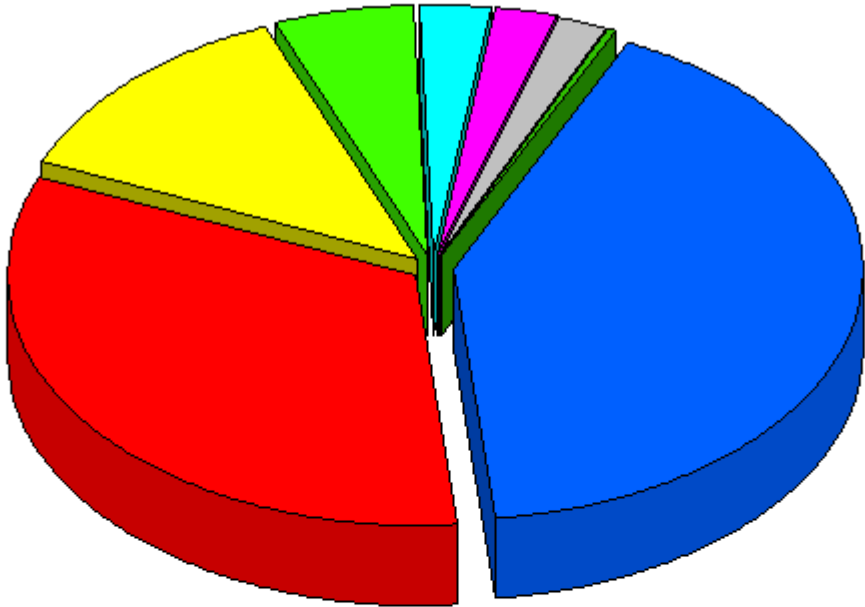
Accrual Basis

	Actual Current Period
Miscellaneous	375.38
Bad Debt	75.00
<b>TOTAL General</b>	<u>450.38</u>
<b>Pest Control</b>	1,200.00
<b>Pond Maintenance</b>	512.50
<b>Total Expense</b>	<b>21,546.73</b>
<b>Net Income</b>	<b>(400.58)</b>

**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

From 04/01/2015 to 04/30/2015



Utilities	41.4%
Pool & Landscaping	33.0%
Professional Fees	12.7%
Pest Control	5.6%
Maintenance & Repairs	2.7%
Pond Maintenance	2.4%
General	2.1%
Administration	0.2%
Total:	100.0%

**Rozzelles Landing Homeowners Association, Inc.**  
**Income and Expense Comparative Statement**

From : 04/01/2015 to 04/30/2015

Accrual Basis

	<u>April 2015</u>			<u>Year to Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b>Revenues</b>						
Assessment Income	20,821	21,323	(502)	89,311	85,292	4,019
Miscellaneous Income		42	(42)	(132)	168	(300)
Late Fees	325	562	(237)	1,570	2,248	(678)
Capitalization Fees				269		269
Capital Contribution				537		537
<b>Total Revenues</b>	<b>21,146</b>	<b>21,927</b>	<b>(781)</b>	<b>91,555</b>	<b>87,708</b>	<b>3,847</b>
<b>Expenses</b>						
<b>Administration</b>						
Bank Service Charges		85	85		340	340
Insurance : Hazard		3,166	3,166	7,108	12,664	5,556
Postage & Delivery		100	100	1,230	400	(830)
Phone/ Fax	51	50	(1)	172	200	28
<b>TOTAL Administration</b>	<b>51</b>	<b>3,401</b>	<b>3,350</b>	<b>8,510</b>	<b>13,604</b>	<b>5,094</b>
<b>Professional Fees</b>						
Management : Contract	2,320	2,320		9,282	9,280	(2)
Management : Administration	269	83	(186)	1,234	332	(902)
Accounting		33	33		132	132
Legal Fees	145	83	(62)	145	332	187
<b>TOTAL Professional Fees</b>	<b>2,734</b>	<b>2,519</b>	<b>(215)</b>	<b>10,661</b>	<b>10,076</b>	<b>(585)</b>
<b>Pool &amp; Landcaping</b>						
Pool : Repairs	400	83	(317)	905	332	(573)
Landscaping : Other	2,226	1,250	(976)	3,347	5,000	1,653
Landscaping: Contract	3,897	3,897		15,588	15,588	
Pool : Contract	580	583	3	2,320	2,332	12
Pool Clubhouse Repairs		17	17		68	68
<b>TOTAL Pool &amp; Landcaping</b>	<b>7,103</b>	<b>5,830</b>	<b>(1,273)</b>	<b>22,160</b>	<b>23,320</b>	<b>1,160</b>
<b>Maintenance &amp; Repairs</b>						
Building Maintenance	360	667	307	1,620	2,668	1,048
Building Repairs - Interior		42	42		168	168
Plumbing	219	33	(186)	288	132	(156)
<b>TOTAL Maintenance &amp; Repairs</b>	<b>579</b>	<b>742</b>	<b>163</b>	<b>1,908</b>	<b>2,968</b>	<b>1,060</b>

	<u>April 2015</u>			<u>Year to Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b>Utilities</b>						
Trash Pickup	2,310	2,310		9,240	9,240	
Utilities : Electric	1,549	1,733	184	6,205	6,932	727
Utilities : Water/Sewer	5,057	5,000	(57)	21,131	20,000	(1,131)
<b>TOTAL Utilities</b>	<b>8,916</b>	<b>9,043</b>	<b>127</b>	<b>36,576</b>	<b>36,172</b>	<b>(404)</b>
<b>General</b>						
Miscellaneous	375	40	(335)	477	160	(317)
Social		21	21	102	84	(18)
Bad Debt	75	271	196	75	1,084	1,009
<b>TOTAL General</b>	<b>450</b>	<b>332</b>	<b>(118)</b>	<b>654</b>	<b>1,328</b>	<b>674</b>
<b>Taxes</b>		8	8	350	32	(318)
<b>Pest Control</b>	1,200	34	(1,166)	1,200	136	(1,064)
<b>Meeting Expense</b>		17	17		68	68
<b>Pond Maintenance</b>	512		(512)	1,563		(1,563)
<b>Total Expenses</b>	<b>21,545</b>	<b>21,926</b>	<b>381</b>	<b>83,582</b>	<b>87,704</b>	<b>4,122</b>
<b>Net Income</b>	<b>(399)</b>	<b>1</b>	<b>(400)</b>	<b>7,973</b>	<b>4</b>	<b>7,969</b>