



# Association Management Report

**August 2015**

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

08/31/2015

### Assets

Accounts Receivable	17,476.77
First Citizens OPx8472	18,188.13
<b><u>Total Assets</u></b>	<b><u>35,664.90</u></b>

### Liabilities

Accounts Receivable Over Collected	11,991.60
Accounts Payable - Net Total	7,118.04
Vanco Payments - Attorney	130.00
<b><u>Total Liabilities</u></b>	<b><u>19,239.64</u></b>

### Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	2,055.57
<b><u>Total Net Worth</u></b>	<b><u>16,425.26</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>35,664.90</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 08/01/2015 to 08/31/2015

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	20,821.15
Miscellaneous Income	25.00
Late Fees	175.00

<b>Total Revenue</b>	<b>21,021.15</b>	<b>0.00</b>
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### Expenses

#### Administration

Insurance : Hazard	4,186.89
Phone/ Fax	52.37

<b>TOTAL Administration</b>	<b>4,239.26</b>
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#### Professional Fees

Management : Contract	2,320.50
Management : Administration	250.49
Legal Fees	25.00

<b>TOTAL Professional Fees</b>	<b>2,595.99</b>
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#### Pool & Landcaping

Pool : Repairs	615.00
Landscaping : Other	1,035.00
Landscaping: Contract	3,897.00
Pool : Contract	580.00

<b>TOTAL Pool &amp; Landcaping</b>	<b>6,127.00</b>
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#### Maintenance & Repairs

Building Maintenance	1,867.00
Plumbing	327.50

<b>TOTAL Maintenance &amp; Repairs</b>	<b>2,194.50</b>
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#### Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,558.14
Utilities : Water/Sewer	1,320.64

<b>TOTAL Utilities</b>	<b>5,188.78</b>
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# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 08/01/2015 to 08/31/2015

Accrual Basis

Actual Current  
Period

Pond Maintenance

269.00

**Total Expense**

**20,614.53**

**0.00**

**Net Income**

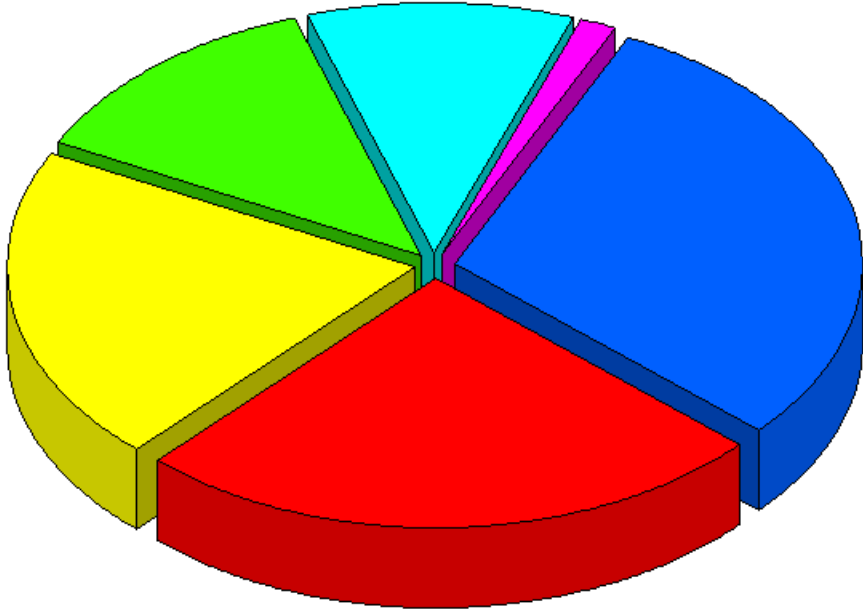
**406.62**

**0.00**

**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

From 08/01/2015 to 08/31/2015



Pool & Landcaping	29.7%
Utilities	25.2%
Administration	20.6%
Professional Fees	12.6%
Maintenance & Repairs	10.6%
Pond Maintenance	1.3%
Total:	100.0%

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

From : 08/01/2015 to 08/31/2015

Accrual Basis

	<u>August 2015</u>			<u>January to August</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)	172,595	170,584	2,011
Miscellaneous Income	25	42	(17)	(162)	336	(498)
Late Fees	175	562	(387)	2,005	4,496	(2,491)
Capitalization Fees				269		269
Capital Contribution				1,343		1,343
<b>Total Revenues</b>	<b>21,021</b>	<b>21,927</b>	<b>(906)</b>	<b>176,050</b>	<b>175,416</b>	<b>634</b>
<b>Expenses</b>						
<b>Administration</b>						
Bank Service Charges		85	85		680	680
Insurance : Hazard	4,187	3,166	(1,021)	19,664	25,328	5,664
Postage & Delivery		100	100	1,432	800	(632)
Phone/ Fax	52	50	(2)	379	400	21
<b>TOTAL Administration</b>	<b>4,239</b>	<b>3,401</b>	<b>(838)</b>	<b>21,475</b>	<b>27,208</b>	<b>5,733</b>
<b>Professional Fees</b>						
Management : Contract	2,320	2,320		18,564	18,560	(4)
Management : Administration	250	83	(167)	1,888	664	(1,224)
Accounting		33	33		264	264
Legal Fees	25	83	58	170	664	494
<b>TOTAL Professional Fees</b>	<b>2,595</b>	<b>2,519</b>	<b>(76)</b>	<b>20,622</b>	<b>20,152</b>	<b>(470)</b>
<b>Pool &amp; Landcaping</b>						
Pool : Repairs	615	83	(532)	2,452	664	(1,788)
Landscaping : Other	1,035	1,250	215	6,648	10,000	3,352
Landscaping: Contract	3,897	3,897		31,176	31,176	
Pool : Contract	580	583	3	4,640	4,664	24
Pool Clubhouse Repairs		17	17	225	136	(89)
<b>TOTAL Pool &amp; Landcaping</b>	<b>6,127</b>	<b>5,830</b>	<b>(297)</b>	<b>45,141</b>	<b>46,640</b>	<b>1,499</b>
<b>Maintenance &amp; Repairs</b>						
Building Maintenance	1,867	667	(1,200)	5,987	5,336	(651)
Building Repairs - Interior		42	42		336	336
Plumbing	328	33	(294)	1,033	264	(769)
<b>TOTAL Maintenance &amp; Repairs</b>	<b>2,195</b>	<b>742</b>	<b>(1,452)</b>	<b>7,020</b>	<b>5,936</b>	<b>(1,084)</b>

	<u>August 2015</u>			<u>January to August</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		18,480	18,480	
Utilities : Electric	1,558	1,733	175	12,185	13,864	1,679
Utilities : Water/Sewer	1,321	5,000	3,679	40,666	40,000	(666)
<b>TOTAL Utilities</b>	<u>5,189</u>	<u>9,043</u>	<u>3,854</u>	<u>71,331</u>	<u>72,344</u>	<u>1,013</u>
<b>General</b>						
Miscellaneous		40	40	699	320	(379)
Social		21	21	102	168	66
Bad Debt		271	271	2,142	2,168	26
<b>TOTAL General</b>		<u>332</u>	<u>332</u>	<u>2,943</u>	<u>2,656</u>	<u>(287)</u>
<b>Taxes</b>		8	8	350	64	(286)
<b>Pest Control</b>		34	34	2,475	272	(2,203)
<b>Meeting Expense</b>		17	17		136	136
<b>Pond Maintenance</b>	269		(269)	2,639		(2,639)
<b>Total Expenses</b>	<u>20,614</u>	<u>21,926</u>	<u>1,313</u>	<u>173,996</u>	<u>175,408</u>	<u>1,412</u>
<b>Net Income</b>	<u>407</u>	<u>1</u>	<u>406</u>	<u>2,054</u>	<u>8</u>	<u>2,046</u>