



# Association Management Report

February 2015

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



**Community Association Management Professionals**

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

02/28/2015

### Assets

Accounts Receivable	30,771.75
First Citizens OPx8472	10,087.36
<b><u>Total Assets</u></b>	<b><u>40,859.11</u></b>

### Liabilities

Accounts Receivable Over Collected	13,480.38
Accounts Payable - Net Total	110,742.91
Reserve Fund Accrual	65,414.29
<b><u>Total Liabilities</u></b>	<b><u>189,637.58</u></b>

### Net Worth

Current Operation Fund	(154,544.60)
Net Income	5,766.13
<b><u>Total Net Worth</u></b>	<b><u>(148,778.47)</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>40,859.11</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenues and Expenses Statement

From 02/01/2015 to 02/28/2015

Current Year

### Revenues

Assessment Income	20,821.15
Miscellaneous Income	90.00
Late Fees	1,100.00

<b>Total Revenue</b>	<b>22,011.15</b>
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### Expenses

Building Maintenance	585.00
Insurance : Hazard	3,554.11
Landscaping: Contract	3,897.00
Landscaping : Other	965.00
Management : Administration	305.25
Management : Contract	2,320.50
Phone/ Fax	34.56
Pool : Contract	580.00
Pool : Repairs	130.00
Social	101.77
Trash Pickup	2,310.00
Utilities : Electric	1,573.65
Utilities : Water/Sewer	4,984.70
Pond Maintenance	512.50

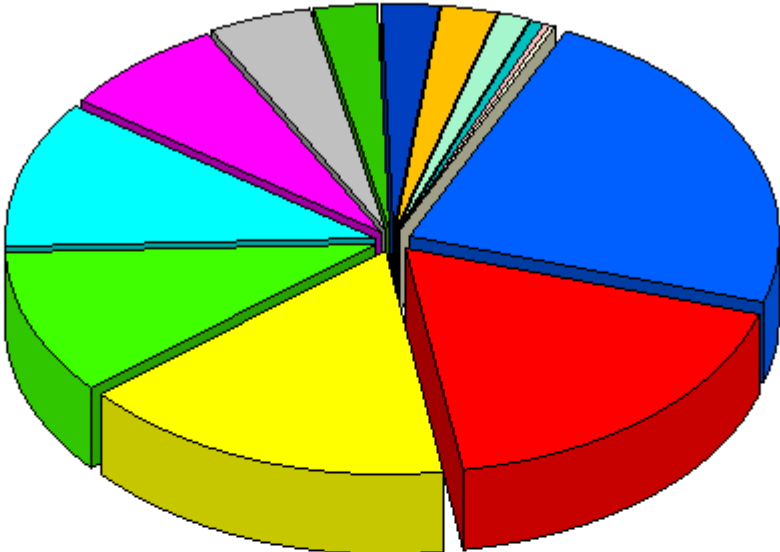
<b>Total Expense</b>	<b>21,854.04</b>
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<b>Net Income</b>	<b>157.11</b>
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**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

From 02/01/2015 to 02/28/2015



Utilities : Water/Sewer	22.8%
Landscaping: Contract	17.8%
Insurance : Hazard	16.3%
Management : Contract	10.6%
Trash Pickup	10.6%
Utilities : Electric	7.2%
Landscaping : Other	4.4%
Building Maintenance	2.7%
Pool : Contract	2.7%
Pond Maintenance	2.3%
Management : Administration	1.4%
Pool : Repairs	0.6%
Social	0.5%
Phone/ Fax	0.2%
<b>Total:</b>	<b>100.0%</b>

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

From : 02/01/2015 to 02/28/2015

	<u>February 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)	47,668	42,646	5,022
Miscellaneous Income	90	42	48	(36)	84	(120)
Late Fees	1,100	562	538	950	1,124	(174)
Capitalization Fees				269		269
<b>Total Revenues</b>	<b>22,011</b>	<b>21,927</b>	<b>84</b>	<b>48,851</b>	<b>43,854</b>	<b>4,997</b>
<b>Expenses</b>						
Bank Service Charges		85	85		170	170
Building Maintenance	585	667	82	585	1,334	749
Building Repairs - Interior		42	42		84	84
Insurance : Hazard	3,554	3,166	(388)	7,108	6,332	(776)
Landscaping: Contract	3,897	3,897		7,794	7,794	
Landscaping : Other	965	1,250	285	965	2,500	1,535
Management : Administration	305	83	(222)	562	166	(396)
Management : Contract	2,320	2,320		4,641	4,640	(1)
Miscellaneous		40	40		80	80
Office Supplies						
Phone/ Fax	35	50	15	69	100	31
Pool : Contract	580	583	3	1,160	1,166	6
Pool : Repairs	130	83	(47)	130	166	36
Postage & Delivery		100	100	1,185	200	(985)
Professional Fees : Accounting		33	33		66	66
Professional Fees : Legal Fees		83	83		166	166
Social	102	21	(81)	102	42	(60)
Trash Pickup	2,310	2,310		4,620	4,620	
Utilities : Electric	1,574	1,733	159	3,070	3,466	396
Utilities : Water/Sewer	4,985	5,000	15	10,312	10,000	(312)
Bad Debt		271	271		542	542
Taxes		8	8		16	16
Pond Maintenance	512		(512)	782		(782)
Plumbing		33	33		66	66
Pool Clubhouse Repairs		17	17		34	34
Pest Control		34	34		68	68
Meeting Expense		17	17		34	34
<b>Total Expenses</b>	<b>21,854</b>	<b>21,926</b>	<b>72</b>	<b>43,085</b>	<b>43,852</b>	<b>767</b>

<u>February 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>

	157	1	156	5,766	2	5,764
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