



# Association Management Report

January 2015

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



**Community Association Management Professionals**

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

01/31/2015

### Assets

Accounts Receivable	32,271.59
First Citizens OPx8472	6,861.83
<b><u>Total Assets</u></b>	<b><u>39,133.42</u></b>

### Liabilities

Accounts Receivable Over Collected	12,052.02
Accounts Payable - Net Total	110,602.69
Reserve Fund Accrual	65,414.29
<b><u>Total Liabilities</u></b>	<b><u>188,069.00</u></b>

### Net Worth

Current Operation Fund	(154,544.60)
Net Income	5,609.02
<b><u>Total Net Worth</u></b>	<b><u>(148,935.58)</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>39,133.42</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

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

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	26,847.15
Miscellaneous Income	(126.00)
Late Fees	(150.00)
Capitalization Fees	268.66

<b>Total Revenue</b>	<b>26,839.81</b>
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### Expenses

#### Administration

Insurance : Hazard	3,554.11
Postage & Delivery	1,184.69
Phone/ Fax	34.55

<b>TOTAL Administration</b>	<b>4,773.35</b>
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#### Professional Fees

Management : Contract	2,320.50
Management : Administration	256.80

<b>TOTAL Professional Fees</b>	<b>2,577.30</b>
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#### Pool & Landcaping

Landscaping: Contract	3,897.00
Pool : Contract	580.00

<b>TOTAL Pool &amp; Landcaping</b>	<b>4,477.00</b>
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#### Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,496.83
Utilities : Water/Sewer	5,327.31

<b>TOTAL Utilities</b>	<b>9,134.14</b>
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<b>Pond Maintenance</b>	<b>269.00</b>
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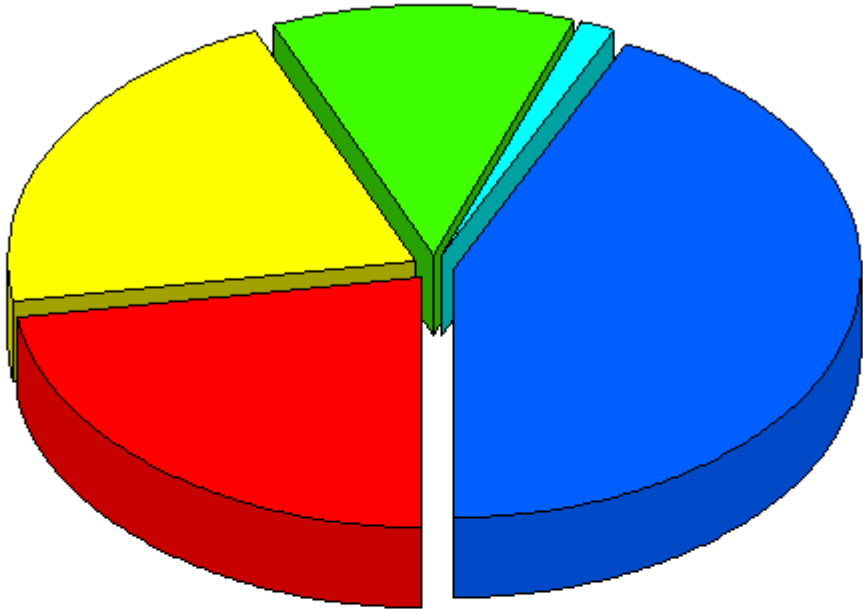
<b>Total Expense</b>	<b>21,230.79</b>
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<b>Net Income</b>	<b>5,609.02</b>
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**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

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



Utilities	43.0%
Administration	22.5%
Pool & Landcaping	21.1%
Professional Fees	12.1%
Pond Maintenance	1.3%
Total:	100.0%

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

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

Accrual Basis

	<u>January 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	26,847	21,323	5,524	26,847	21,323	5,524
Miscellaneous Income	(126)	42	(168)	(126)	42	(168)
Late Fees	(150)	562	(712)	(150)	562	(712)
Capitalization Fees	269		269	269		269
<b>Total Revenues</b>	<b>26,840</b>	<b>21,927</b>	<b>4,913</b>	<b>26,840</b>	<b>21,927</b>	<b>4,913</b>
<b>Expenses</b>						
<b>Administration</b>						
Bank Service Charges		85	85		85	85
Insurance : Hazard	3,554	3,166	(388)	3,554	3,166	(388)
Postage & Delivery	1,185	100	(1,085)	1,185	100	(1,085)
Phone/ Fax	35	50	15	35	50	15
<b>TOTAL Administration</b>	<b>4,774</b>	<b>3,401</b>	<b>(1,373)</b>	<b>4,774</b>	<b>3,401</b>	<b>(1,373)</b>
<b>Professional Fees</b>						
Management : Contract	2,320	2,320		2,320	2,320	
Management : Administration	257	83	(174)	257	83	(174)
Accounting		33	33		33	33
Legal Fees		83	83		83	83
<b>TOTAL Professional Fees</b>	<b>2,577</b>	<b>2,519</b>	<b>(58)</b>	<b>2,577</b>	<b>2,519</b>	<b>(58)</b>
<b>Pool &amp; Landcaping</b>						
Pool : Repairs		83	83		83	83
Landscaping : Other		1,250	1,250		1,250	1,250
Landscaping: Contract	3,897	3,897		3,897	3,897	
Pool : Contract	580	583	3	580	583	3
Pool Clubhouse Repairs		17	17		17	17
<b>TOTAL Pool &amp; Landcaping</b>	<b>4,477</b>	<b>5,830</b>	<b>1,353</b>	<b>4,477</b>	<b>5,830</b>	<b>1,353</b>
<b>Maintenance &amp; Repairs</b>						
Building Maintenance		667	667		667	667
Building Repairs - Interior		42	42		42	42
Plumbing		33	33		33	33
<b>TOTAL Maintenance &amp; Repairs</b>		<b>742</b>	<b>742</b>		<b>742</b>	<b>742</b>
<b>Utilities</b>						

	<u>January 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>
Trash Pickup	2,310	2,310		2,310	2,310	
Utilities : Electric	1,497	1,733	236	1,497	1,733	236
Utilities : Water/Sewer	5,327	5,000	(327)	5,327	5,000	(327)
<b>TOTAL Utilities</b>	<b>9,134</b>	<b>9,043</b>	<b>(91)</b>	<b>9,134</b>	<b>9,043</b>	<b>(91)</b>
<b>General</b>						
Miscellaneous		40	40		40	40
Social		21	21		21	21
Bad Debt		271	271		271	271
<b>TOTAL General</b>		<b>332</b>	<b>332</b>		<b>332</b>	<b>332</b>
<b>Taxes</b>		8	8		8	8
<b>Pest Control</b>		34	34		34	34
<b>Meeting Expense</b>		17	17		17	17
<b>Pond Maintenance</b>	269		(269)	269		(269)
<b>Total Expenses</b>	<b>21,231</b>	<b>21,926</b>	<b>695</b>	<b>21,231</b>	<b>21,926</b>	<b>695</b>
<b>Net Income</b>	<b>5,609</b>	<b>1</b>	<b>5,608</b>	<b>5,609</b>	<b>1</b>	<b>5,608</b>