



# Association Management Report

July 2015

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

07/31/2015

### Assets

Accounts Receivable	16,620.16
Items Cashed and not yet Deposited	268.66
First Citizens OPx8472	20,223.13
<b><u>Total Assets</u></b>	<b><u>37,111.95</u></b>

### Liabilities

Accounts Receivable Over Collected	13,775.83
Accounts Payable - Net Total	7,187.48
Vanco Payments - Attorney	130.00
<b><u>Total Liabilities</u></b>	<b><u>21,093.31</u></b>

### Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	1,648.95
<b><u>Total Net Worth</u></b>	<b><u>16,018.64</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>37,111.95</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenues and Expenses Statement

From 07/01/2015 to 07/31/2015

Current Year

### Revenues

Assessment Income	20,821.15
Late Fees	(52.64)
Capital Contribution	805.98

<b>Total Revenue</b>	<b>21,574.49</b>
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### Expenses

Building Maintenance	1,175.00
Insurance : Hazard	4,186.89
Landscaping: Contract	3,897.00
Landscaping : Other	1,100.00
Management : Administration	211.80
Management : Contract	2,320.50
Phone/ Fax	52.33
Pool : Contract	580.00
Postage & Delivery	201.96
Trash Pickup	2,310.00
Utilities : Electric	1,581.08
Utilities : Water/Sewer	5,996.89
Bad Debt	2,066.73
Pond Maintenance	538.00
Pool Clubhouse Repairs	225.00
Pest Control	75.00

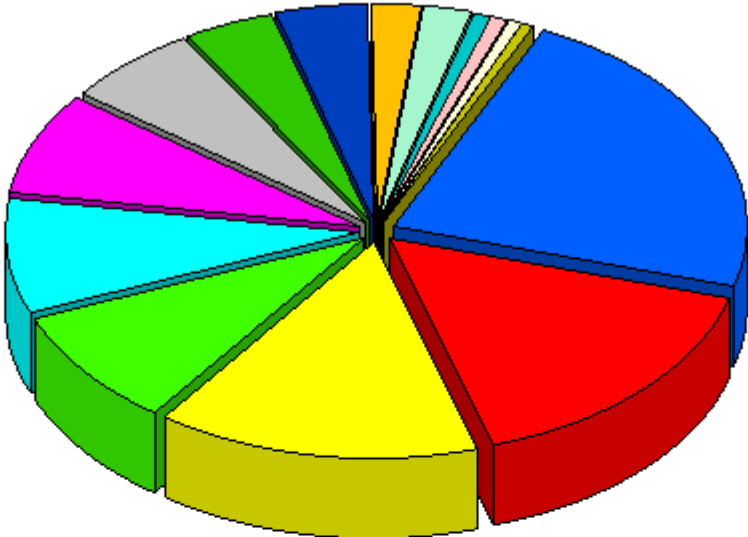
<b>Total Expense</b>	<b>26,518.18</b>
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<b>Net Income</b>	<b>(4,943.69)</b>
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**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

From 07/01/2015 to 07/31/2015



Utilities : Water/Sewer	22.6%
Insurance : Hazard	15.8%
Landscaping: Contract	14.7%
Management : Contract	8.8%
Trash Pickup	8.7%
Bad Debt	7.8%
Utilities : Electric	6.0%
Building Maintenance	4.4%
Landscaping : Other	4.1%
Pool : Contract	2.2%
Pond Maintenance	2.0%
Pool Clubhouse Repairs	0.8%
Management : Administration	0.8%
Postage & Delivery	0.8%
Others	0.5%
<b>Total:</b>	<b>100.0%</b>

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

From : 07/01/2015 to 07/31/2015

	<u>July 2015</u>			<u>January to July</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)	151,774	149,261	2,513
Miscellaneous Income		42	(42)	(187)	294	(481)
Late Fees	(53)	562	(615)	1,830	3,934	(2,104)
Capitalization Fees				269		269
Capital Contribution	806		806	1,343		1,343
<b>Total Revenues</b>	<b>21, 574</b>	<b>21 ,927</b>	<b>(353)</b>	<b>155 ,029</b>	<b>153, 489</b>	<b>1 ,540</b>
<b>Expenses</b>						
Bank Service Charges		85	85		595	595
Building Maintenance	1,175	667	(508)	4,120	4,669	549
Building Repairs - Interior		42	42		294	294
Insurance : Hazard	4,187	3,166	(1,021)	15,477	22,162	6,685
Landscaping: Contract	3,897	3,897		27,279	27,279	
Landscaping : Other	1,100	1,250	150	5,613	8,750	3,137
Management : Administration	212	83	(129)	1,637	581	(1,056)
Management : Contract	2,320	2,320		16,244	16,240	(4)
Miscellaneous		40	40	699	280	(419)
<b>Office Supplies</b>						
Phone/ Fax	52	50	(2)	327	350	23
Pool : Contract	580	583	3	4,060	4,081	21
Pool : Repairs		83	83	1,837	581	(1,256)
Postage & Delivery	202	100	(102)	1,432	700	(732)
Professional Fees : Accounting		33	33		231	231
Professional Fees : Legal Fees		83	83	145	581	436
Social		21	21	102	147	45
Trash Pickup	2,310	2,310		16,170	16,170	
Utilities : Electric	1,581	1,733	152	10,626	12,131	1,505
Utilities : Water/Sewer	5,997	5,000	(997)	39,345	35,000	(4,345)
Bad Debt	2,067	271	(1,796)	2,142	1,897	(245)
Taxes		8	8	350	56	(294)
Pond Maintenance	538		(538)	2,370		(2,370)
Plumbing		33	33	706	231	(475)
Pool Clubhouse Repairs	225	17	(208)	225	119	(106)
Pest Control	75	34	(41)	2,475	238	(2,237)
Meeting Expense		17	17		119	119
<b>Total Expenses</b>	<b>26, 518</b>	<b>21 ,926</b>	<b>(4,592)</b>	<b>153 ,381</b>	<b>153, 482</b>	<b>101</b>

<u>July 2015</u>			<u>January to July</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

	(4,944)	1	(4,945)	1,648	7	1,641
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