



Association Management Report

June 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

06/30/2015

Assets

Accounts Receivable	19,740.67
First Citizens OPx8472	23,035.30
<u>Total Assets</u>	<u>42,775.97</u>

Liabilities

Accounts Receivable Over Collected	13,560.87
Accounts Payable - Net Total	8,122.77
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>21,813.64</u>

Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	6,592.64
<u>Total Net Worth</u>	<u>20,962.33</u>
<u>Total Net Worth and Liabilities</u>	<u>42,775.97</u>

Rozzelles Landing Homeowners Association, Inc.

Revenues and Expenses Statement

From 06/01/2015 to 06/30/2015

Current Year

Revenues

Assessment Income	20,821.15
Miscellaneous Income	190.00
Late Fees	200.00

Total Revenue	21,211.15
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Expenses

Building Maintenance	585.00
Insurance : Hazard	4,181.88
Landscaping: Contract	3,897.00
Management : Administration	77.95
Management : Contract	2,320.50
Miscellaneous	221.54
Phone/ Fax	51.32
Pool : Contract	580.00
Pool : Repairs	786.84
Trash Pickup	2,310.00
Utilities : Electric	1,472.41
Utilities : Water/Sewer	6,267.52
Pond Maintenance	269.00
Plumbing	417.50

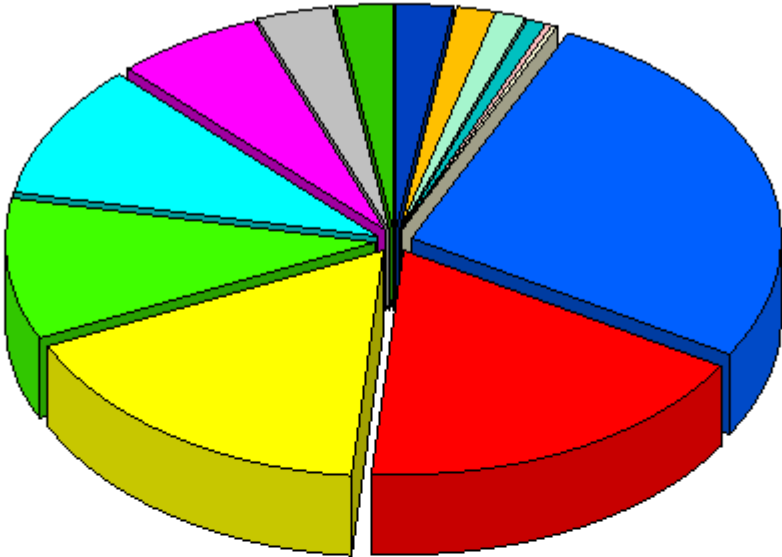
Total Expense	23,438.46
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Net Income	(2,227.31)
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 06/01/2015 to 06/30/2015



Utilities : Water/Sewer	26.7%
Insurance : Hazard	17.8%
Landscaping: Contract	16.6%
Management : Contract	9.9%
Trash Pickup	9.9%
Utilities : Electric	6.3%
Pool : Repairs	3.4%
Building Maintenance	2.5%
Pool : Contract	2.5%
Plumbing	1.8%
Pond Maintenance	1.1%
Miscellaneous	0.9%
Management : Administration	0.3%
Phone/ Fax	0.2%
Total:	100.0%

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

From : 06/01/2015 to 06/30/2015

	<u>June 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>
Revenues						
Assessment Income	20,821	21,323	(502)	130,953	127,938	3,015
Miscellaneous Income	190	42	148	(187)	252	(439)
Late Fees	200	562	(362)	1,882	3,372	(1,490)
Capitalization Fees				269		269
Capital Contribution				537		537
Total Revenues	21, 211	21 ,927	(716)	133 ,454	131, 562	1 ,892
Expenses						
Bank Service Charges		85	85		510	510
Building Maintenance	585	667	82	2,945	4,002	1,057
Building Repairs - Interior		42	42		252	252
Insurance : Hazard	4,182	3,166	(1,016)	11,290	18,996	7,706
Landscaping: Contract	3,897	3,897		23,382	23,382	
Landscaping : Other		1,250	1,250	4,513	7,500	2,987
Management : Administration	78	83	5	1,426	498	(928)
Management : Contract	2,320	2,320		13,923	13,920	(3)
Miscellaneous	222	40	(182)	699	240	(459)
Office Supplies						
Phone/ Fax	51	50	(1)	274	300	26
Pool : Contract	580	583	3	3,480	3,498	18
Pool : Repairs	787	83	(704)	1,837	498	(1,339)
Postage & Delivery		100	100	1,230	600	(630)
Professional Fees : Accounting		33	33		198	198
Professional Fees : Legal Fees		83	83	145	498	353
Social		21	21	102	126	24
Trash Pickup	2,310	2,310		13,860	13,860	
Utilities : Electric	1,472	1,733	261	9,045	10,398	1,353
Utilities : Water/Sewer	6,268	5,000	(1,268)	33,349	30,000	(3,349)
Bad Debt		271	271	75	1,626	1,551
Taxes		8	8	350	48	(302)
Pond Maintenance	269		(269)	1,832		(1,832)
Plumbing	418	33	(384)	706	198	(508)
Pool Clubhouse Repairs		17	17		102	102
Pest Control		34	34	2,400	204	(2,196)
Meeting Expense		17	17		102	102
Total Expenses	23, 439	21 ,926	(1,512)	126 ,863	131, 556	4 ,693

<u>June 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>

	(2,228)	1	(2,229)	6,591	6	6,585
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