



Association Management Report

October 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

10/31/2015

Assets

Accounts Receivable	17,938.59
Items Cashed and not yet Deposited	267.31
First Citizens OPx8472	7,225.43
<u>Total Assets</u>	<u>25,431.33</u>

Liabilities

Accounts Receivable Over Collected	11,621.74
Accounts Payable - Net Total	6,541.13
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>18,292.87</u>

Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	(7,231.23)
<u>Total Net Worth</u>	<u>7,138.46</u>
<u>Total Net Worth and Liabilities</u>	<u>25,431.33</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 10/01/2015 to 10/31/2015

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	500.00
Capital Contribution	268.66

Total Revenue	21,589.81	0.00
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Expenses

Administration

Insurance : Hazard	4,186.89
Postage & Delivery	149.75
Phone/ Fax	52.31

TOTAL Administration	4,388.95
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Professional Fees

Management : Contract	2,320.50
Management : Administration	41.60

TOTAL Professional Fees	2,362.10
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Pool & Landcaping

Landscaping : Other	1,085.00
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	5,562.00
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Maintenance & Repairs

Building Maintenance	1,755.00
Plumbing	275.00

TOTAL Maintenance & Repairs	2,030.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,520.69
Utilities : Water/Sewer	5,522.22

TOTAL Utilities	9,352.91
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 10/01/2015 to 10/31/2015

Accrual Basis

Actual Current
Period

Pond Maintenance

269.00

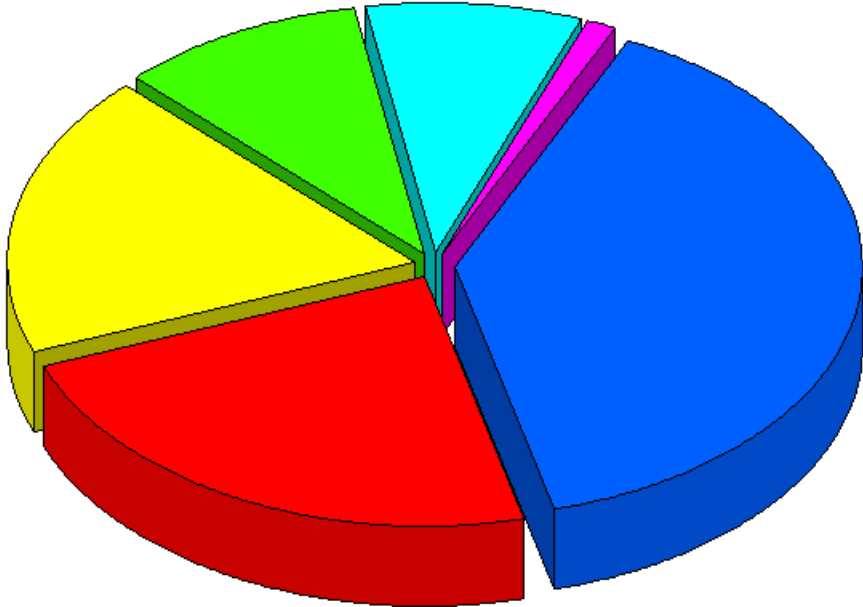
Total Expense	23,964.96	0.00
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Net Income	(2,375.15)	0.00
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 10/01/2015 to 10/31/2015



Utilities	39.0%
Pool & Landscaping	23.2%
Administration	18.3%
Professional Fees	9.9%
Maintenance & Repairs	8.5%
Pond Maintenance	1.1%
Total:	100.0%

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

From : 10/01/2015 to 10/31/2015

Accrual Basis

	<u>October 2015</u>			<u>January to October</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)	214,238	213,230	1,008
Miscellaneous Income		42	(42)	(162)	420	(582)
Late Fees	500	562	(62)	2,755	5,620	(2,865)
Capitalization Fees				269		269
Capital Contribution	269		269	1,881		1,881
Total Revenues	21, 590	21 ,927	(337)	218 ,981	219, 270	(289)
Expenses						
Administration						
Bank Service Charges		85	85		850	850
Insurance : Hazard	4,187	3,166	(1,021)	28,038	31,660	3,622
Postage & Delivery	150	100	(50)	1,581	1,000	(581)
Phone/ Fax	52	50	(2)	484	500	16
TOTAL Administration	4,389	3,401	(988)	30,103	34,010	3,907
Professional Fees						
Management : Contract	2,320	2,320		23,205	23,200	(5)
Management : Administration	42	83	41	2,170	830	(1,340)
Accounting		33	33		330	330
Legal Fees		83	83	170	830	660
TOTAL Professional Fees	2,362	2,519	157	25,545	25,190	(355)
Pool & Landcaping						
Pool : Repairs		83	83	2,596	830	(1,766)
Landscaping : Other	1,085	1,250	165	8,863	12,500	3,637
Landscaping: Contract	3,897	3,897		38,970	38,970	
Pool : Contract	580	583	3	5,800	5,830	30
Pool Clubhouse Repairs		17	17	225	170	(55)
TOTAL Pool & Landcaping	5,562	5,830	268	56,454	58,300	1,846
Maintenance & Repairs						
Building Maintenance	1,755	667	(1,088)	8,417	6,670	(1,747)
Building Repairs - Interior		42	42		420	420
Plumbing	275	33	(242)	1,308	330	(978)
TOTAL Maintenance & Repairs	2,030	742	(1,288)	9,725	7,420	(2,305)

	<u>October 2015</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities						
Trash Pickup	2,310	2,310		23,100	23,100	
Utilities : Electric	1,521	1,733	212	15,259	17,330	2,071
Utilities : Water/Sewer	5,522	5,000	(522)	56,957	50,000	(6,957)
TOTAL Utilities	<u>9,353</u>	<u>9,043</u>	<u>(310)</u>	<u>95,316</u>	<u>90,430</u>	<u>(4,886)</u>
General						
Miscellaneous		40	40	699	400	(299)
Social		21	21	225	210	(15)
Bad Debt		271	271	2,142	2,710	568
TOTAL General		<u>332</u>	<u>332</u>	<u>3,066</u>	<u>3,320</u>	<u>254</u>
Taxes		8	8	350	80	(270)
Pest Control		34	34	2,475	340	(2,135)
Meeting Expense		17	17		170	170
Pond Maintenance	269		(269)	3,177		(3,177)
Total Expenses	<u>23,965</u>	<u>21,926</u>	<u>(2,039)</u>	<u>226,211</u>	<u>219,260</u>	<u>(6,951)</u>
Net Income	<u>(2,375)</u>	<u>1</u>	<u>(2,376)</u>	<u>(7,230)</u>	<u>10</u>	<u>(7,240)</u>