



Association Management Report

May 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

05/31/2015

Assets

Accounts Receivable	22,600.38
First Citizens OPx8472	22,346.70
<u>Total Assets</u>	<u>44,947.08</u>

Liabilities

Accounts Receivable Over Collected	14,700.81
Accounts Payable - Net Total	110,426.63
Reserve Fund Accrual	65,414.29
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>190,671.73</u>

Net Worth

Current Operation Fund	(154,544.60)
Net Income	8,819.95
<u>Total Net Worth</u>	<u>(145,724.65)</u>
<u>Total Net Worth and Liabilities</u>	<u>44,947.08</u>

Rozzelles Landing Homeowners Association, Inc.

Revenues and Expenses Statement

From 05/01/2015 to 05/31/2015

Current Year

Revenues

Assessment Income	20,821.15
Miscellaneous Income	(245.00)
Late Fees	112.50

Total Revenue	20,688.65
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Expenses

Building Maintenance	740.00
Landscaping: Contract	3,897.00
Landscaping : Other	1,165.97
Management : Administration	113.20
Management : Contract	2,320.50
Phone/ Fax	51.32
Pool : Contract	580.00
Pool : Repairs	145.00
Trash Pickup	2,310.00
Utilities : Electric	1,367.79
Utilities : Water/Sewer	5,949.54
Pest Control	1,200.00

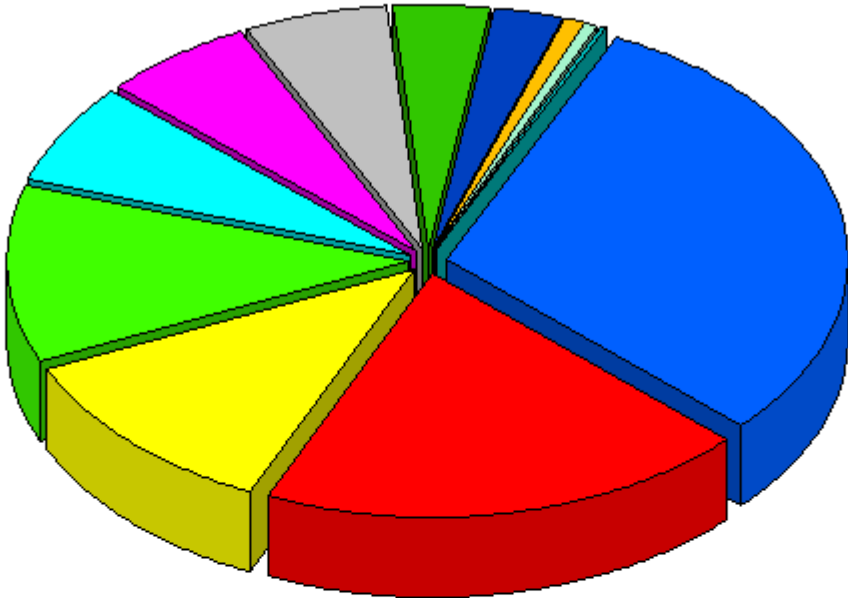
Total Expense	19,840.32
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Net Income	848.33
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 05/01/2015 to 05/31/2015



Utilities : Water/Sewer	30.0%
Landscaping: Contract	19.6%
Management : Contract	11.7%
Trash Pickup	11.6%
Utilities : Electric	6.9%
Pest Control	6.0%
Landscaping : Other	5.9%
Building Maintenance	3.7%
Pool : Contract	2.9%
Pool : Repairs	0.7%
Management : Administration	0.6%
Phone/ Fax	0.3%
Total:	100.0%

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

From : 05/01/2015 to 05/31/2015

	<u>May 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)	110,132	106,615	3,517
Miscellaneous Income	(245)	42	(287)	(377)	210	(587)
Late Fees	112	562	(450)	1,682	2,810	(1,128)
Capitalization Fees				269		269
Capital Contribution				537		537
Total Revenues	20, 688	21 ,927	(1,239)	112 ,243	109, 635	2 ,608
Expenses						
Bank Service Charges		85	85		425	425
Building Maintenance	740	667	(73)	2,360	3,335	975
Building Repairs - Interior		42	42		210	210
Insurance : Hazard		3,166	3,166	7,108	15,830	8,722
Landscaping: Contract	3,897	3,897		19,485	19,485	
Landscaping : Other	1,166	1,250	84	4,513	6,250	1,737
Management : Administration	113	83	(30)	1,348	415	(933)
Management : Contract	2,320	2,320		11,602	11,600	(2)
Miscellaneous		40	40	477	200	(277)
Office Supplies						
Phone/ Fax	51	50	(1)	223	250	27
Pool : Contract	580	583	3	2,900	2,915	15
Pool : Repairs	145	83	(62)	1,050	415	(635)
Postage & Delivery		100	100	1,230	500	(730)
Professional Fees : Accounting		33	33		165	165
Professional Fees : Legal Fees		83	83	145	415	270
Social		21	21	102	105	3
Trash Pickup	2,310	2,310		11,550	11,550	
Utilities : Electric	1,368	1,733	365	7,573	8,665	1,092
Utilities : Water/Sewer	5,950	5,000	(950)	27,081	25,000	(2,081)
Bad Debt		271	271	75	1,355	1,280
Taxes		8	8	350	40	(310)
Pond Maintenance				1,563		(1,563)
Plumbing		33	33	288	165	(123)
Pool Clubhouse Repairs		17	17		85	85
Pest Control	1,200	34	(1,166)	2,400	170	(2,230)
Meeting Expense		17	17		85	85
Total Expenses	19, 840	21 ,926	2,086	103 ,423	109, 630	6 ,207

<u>May 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>

	848	1	847	8,820	5	8,815
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