



Association Management Report

January 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

01/31/2016

Assets

Accounts Receivable	24,137.93
Items Cashed and not yet Deposited	424.66
First Citizens OPx8472	6,584.53

Total Assets

31,147.12

Liabilities

Accounts Receivable Over Collected	15,351.86
Accounts Payable - Net Total	2,032.94
Vanco Payments - Attorney	130.00

Total Liabilities

17,514.80

Net Worth

Current Operation Fund	(61,385.72)
Reserves	65,414.29
Net Income	9,603.75

Total Net Worth

13,632.32

Total Net Worth and Liabilities

31,147.12

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 01/01/2016 to 01/31/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	26,847.15
Late Fees	250.00

Total Revenue	27,097.15	0.00
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Expenses

Administration

Insurance : Hazard	4,191.89
Postage & Delivery	250.92
Phone/ Fax	52.45

TOTAL Administration	4,495.26
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Professional Fees

Management : Contract	2,344.00
Management : Administration	106.35

TOTAL Professional Fees	2,450.35
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Pool & Landcaping

Landscaping : Other	75.00
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	4,552.00
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Maintenance & Repairs

Building Maintenance	1,360.00
Building Repairs - Interior	305.45

TOTAL Maintenance & Repairs	1,665.45
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Utilities

Trash Pickup	2,360.00
Utilities : Electric	1,628.99

TOTAL Utilities	3,988.99
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General

Miscellaneous	64.35
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 01/01/2016 to 01/31/2016

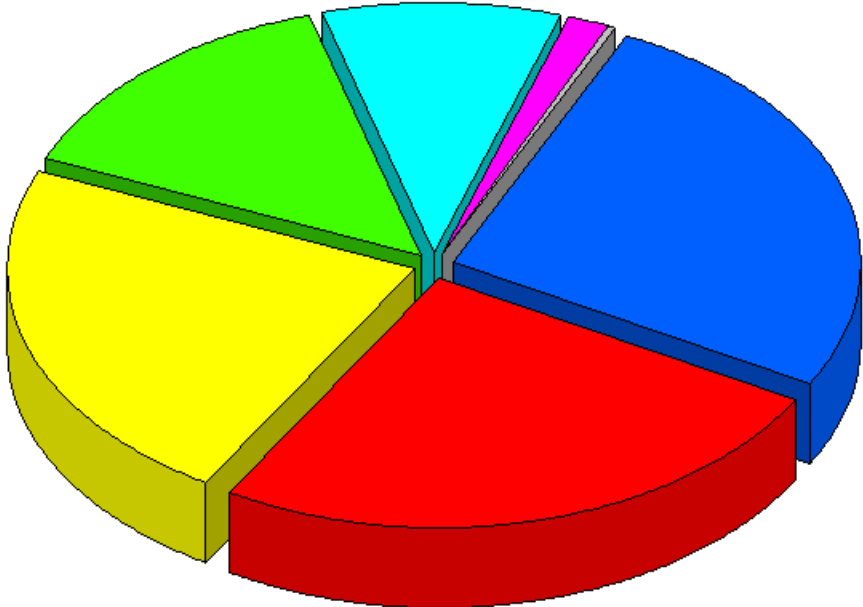
Accrual Basis

	Actual Current Period	
TOTAL General	64.35	
Pond Maintenance	277.00	
Total Expense	17,493.40	0.00
Net Income	9,603.75	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 01/01/2016 to 01/31/2016



Pool & Landscaping	26.0%
Administration	25.7%
Utilities	22.8%
Professional Fees	14.0%
Maintenance & Repairs	9.5%
Pond Maintenance	1.6%
General	0.4%
Total:	100.0%

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From : 01/01/2016 to 01/31/2016

Accrual Basis

<u>January 2016</u>			<u>January to January</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

Revenues

Assessment Income	26,847	21,323	5,524	26,847	21,323	5,524
Miscellaneous Income		42	(42)		42	(42)
Late Fees	250	562	(312)	250	562	(312)
Total Revenues	27,097	21,927	5,170	27,097	21,927	5,170

Expenses

Administration

Insurance : Hazard	4,192	3,166	(1,026)	4,192	3,166	(1,026)
Postage & Delivery	251	125	(126)	251	125	(126)
Phone/ Fax	52	50	(2)	52	50	(2)
TOTAL Administration	4,495	3,341	(1,154)	4,495	3,341	(1,154)

Professional Fees

Management : Contract	2,344	2,344		2,344	2,344	
Management : Administration	106	167	61	106	167	61
Accounting		21	21		21	21
Legal Fees		42	42		42	42
TOTAL Professional Fees	2,450	2,574	124	2,450	2,574	124

Pool & Landcaping

Pool : Repairs		125	125		125	125
Landscaping : Other	75	660	585	75	660	585
Landscaping: Contract	3,897	3,897		3,897	3,897	
Pool : Contract	580	580		580	580	
Pool Clubhouse Repairs		42	42		42	42
TOTAL Pool & Landcaping	4,552	5,304	752	4,552	5,304	752

Maintenance & Repairs

Building Maintenance	1,360	583	(777)	1,360	583	(777)
Building Repairs - Interior	305	42	(263)	305	42	(263)
Plumbing		125	125		125	125
TOTAL Maintenance & Repairs	1,665	750	(915)	1,665	750	(915)

Utilities

Trash Pickup	2,360	2,310	(50)	2,360	2,310	(50)
Utilities : Electric	1,629	1,583	(46)	1,629	1,583	(46)

	<u>January 2016</u>			<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Water/Sewer		5,417	5,417		5,417	5,417
TOTAL Utilities	3,989	9,310	5,321	3,989	9,310	5,321
General						
Miscellaneous	64	42	(22)	64	42	(22)
Social		21	21		21	21
Bad Debt		208	208		208	208
TOTAL General	64	271	207	64	271	207
Taxes		29	29		29	29
Pest Control		42	42		42	42
Meeting Expense		17	17		17	17
Pond Maintenance	277	292	15	277	292	15
Total Expenses	17,492	21,930	4,438	17,492	21,930	4,438
Net Income	9,605	(3)	9,608	9,605	(3)	9,608