



Association Management Report

February 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

02/29/2016

Assets

Accounts Receivable	20,708.12
First Citizens OPx8472	11,156.55
<u>Total Assets</u>	<u>31,864.67</u>

Liabilities

Accounts Receivable Over Collected	15,099.95
Accounts Payable - Net Total	9,807.64
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>25,037.59</u>

Net Worth

Current Operation Fund	(61,385.72)
Reserves	65,414.29
Net Income	2,798.51
<u>Total Net Worth</u>	<u>6,827.08</u>
<u>Total Net Worth and Liabilities</u>	<u>31,864.67</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 02/01/2016 to 02/29/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	275.00

Total Revenue	21,096.15	0.00
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Expenses

Administration

Insurance : Hazard	4,186.89
Phone/ Fax	52.45

TOTAL Administration	4,239.34
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Professional Fees

Management : Contract	2,344.00
Management : Administration	278.55

TOTAL Professional Fees	2,622.55
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Pool & Landcaping

Landscaping: Contract	3,897.00
Pool : Contract	710.00

TOTAL Pool & Landcaping	4,607.00
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Maintenance & Repairs

Building Maintenance	1,085.00
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TOTAL Maintenance & Repairs	1,085.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,566.23
Utilities : Water/Sewer	11,062.26

TOTAL Utilities	14,938.49
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General

Bad Debt	132.01
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TOTAL General	132.01
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 02/01/2016 to 02/29/2016

Accrual Basis

Actual Current
Period

Pond Maintenance

277.00

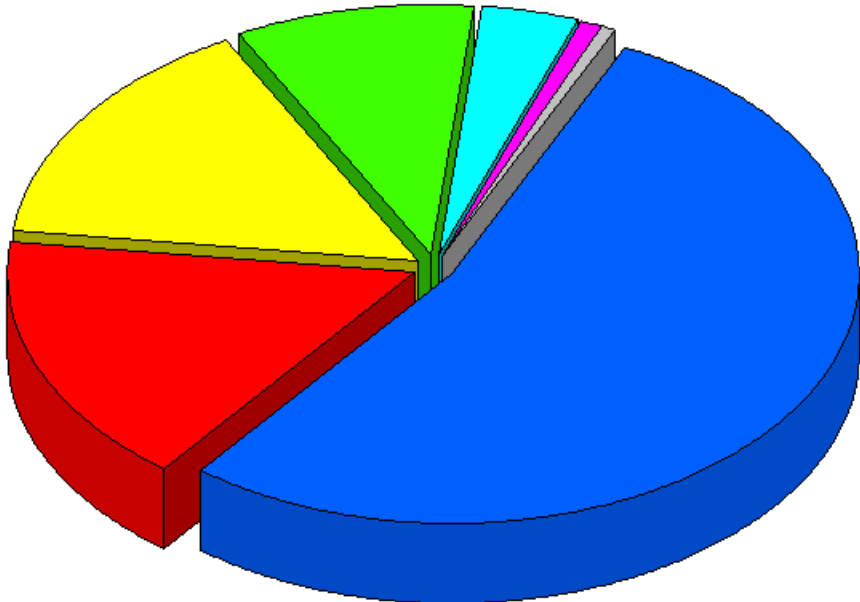
Total Expense	27,901.39	0.00
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Net Income	(6,805.24)	0.00
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 02/01/2016 to 02/29/2016



Utilities	53.5%
Pool & Landcaping	16.5%
Administration	15.2%
Professional Fees	9.4%
Maintenance & Repairs	3.9%
Pond Maintenance	1.0%
General	0.5%
Total:	100.0%

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

From : 02/01/2016 to 02/29/2016

Accrual Basis

<u>February 2016</u>			<u>January to February</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)	47,668	42,646	5,022
Miscellaneous Income		42	(42)		84	(84)
Late Fees	275	562	(287)	525	1,124	(599)
Total Revenues	21,096	21,927	(831)	48,193	43,854	4,339

Expenses

Administration

Insurance : Hazard	4,187	3,166	(1,021)	8,379	6,332	(2,047)
Postage & Delivery		125	125	251	250	(1)
Phone/ Fax	52	50	(2)	105	100	(5)
TOTAL Administration	4,239	3,341	(898)	8,735	6,682	(2,053)

Professional Fees

Management : Contract	2,344	2,344		4,688	4,688	
Management : Administration	279	167	(112)	385	334	(51)
Accounting		21	21		42	42
Legal Fees		42	42		84	84
TOTAL Professional Fees	2,623	2,574	(49)	5,073	5,148	75

Pool & Landcaping

Pool : Repairs		125	125		250	250
Landscaping : Other		660	660	75	1,320	1,245
Landscaping: Contract	3,897	3,897		7,794	7,794	
Pool : Contract	710	580	(130)	1,290	1,160	(130)
Pool Clubhouse Repairs		42	42		84	84
TOTAL Pool & Landcaping	4,607	5,304	697	9,159	10,608	1,449

Maintenance & Repairs

Building Maintenance	1,085	583	(502)	2,445	1,166	(1,279)
Building Repairs - Interior		42	42	305	84	(221)
Plumbing		125	125		250	250
TOTAL Maintenance & Repairs	1,085	750	(335)	2,750	1,500	(1,250)

Utilities

Trash Pickup	2,310	2,310		4,670	4,620	(50)
Utilities : Electric	1,566	1,583	17	3,195	3,166	(29)

	<u>February 2016</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Water/Sewer	11,062	5,417	(5,645)	11,062	10,834	(228)
TOTAL Utilities	14,938	9,310	(5,628)	18,927	18,620	(307)
General						
Miscellaneous		42	42	64	84	20
Social		21	21		42	42
Bad Debt	132	208	76	132	416	284
TOTAL General	132	271	139	196	542	346
Taxes		29	29		58	58
Pest Control		42	42		84	84
Meeting Expense		17	17		34	34
Pond Maintenance	277	292	15	554	584	30
Total Expenses	27,901	21,930	(5,971)	45,394	43,860	(1,534)
Net Income	(6,805)	(3)	(6,802)	2,799	(6)	2,805