



Association Management Report

January 2017

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

01/31/2017

Assets

Accounts Receivable	24,040.45
First Citizens OPx8472	3,691.24

<u>Total Assets</u>	<u>27,731.69</u>
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Liabilities

Accounts Receivable Over Collected	14,867.22
Accounts Payable - Net Total	10,588.18
Vanco Payments - Attorney	130.00

<u>Total Liabilities</u>	<u>25,585.40</u>
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Net Worth

Current Operation Fund	(72,220.25)
Reserves	65,414.29
Net Income	8,952.25

<u>Total Net Worth</u>	<u>2,146.29</u>
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<u>Total Net Worth and Liabilities</u>	<u>27,731.69</u>
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 01/01/2017 to 01/31/2017

Accrual Basis

Actual Current
Period

Revenues

Assessment Income 27,721.15

Total Revenue	27,721.15	0.00
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Expenses

Administration

Postage & Delivery 490.50

Phone/ Fax 52.29

TOTAL Administration 542.79

Professional Fees

Management : Contract 2,344.00

Management : Administration 72.60

Legal Fees 115.00

TOTAL Professional Fees 2,531.60

Pool & Landcaping

Landscaping : Other 560.48

Landscaping: Contract 3,897.00

Pool : Contract 580.00

TOTAL Pool & Landcaping 5,037.48

Maintenance & Repairs

Building Maintenance 282.98

Building Repairs - Interior 134.06

Plumbing 650.00

TOTAL Maintenance & Repairs 1,067.04

Utilities

Trash Pickup 2,310.00

Utilities : Electric 1,519.10

Utilities : Water/Sewer 5,318.86

TOTAL Utilities 9,147.96

General

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 01/01/2017 to 01/31/2017

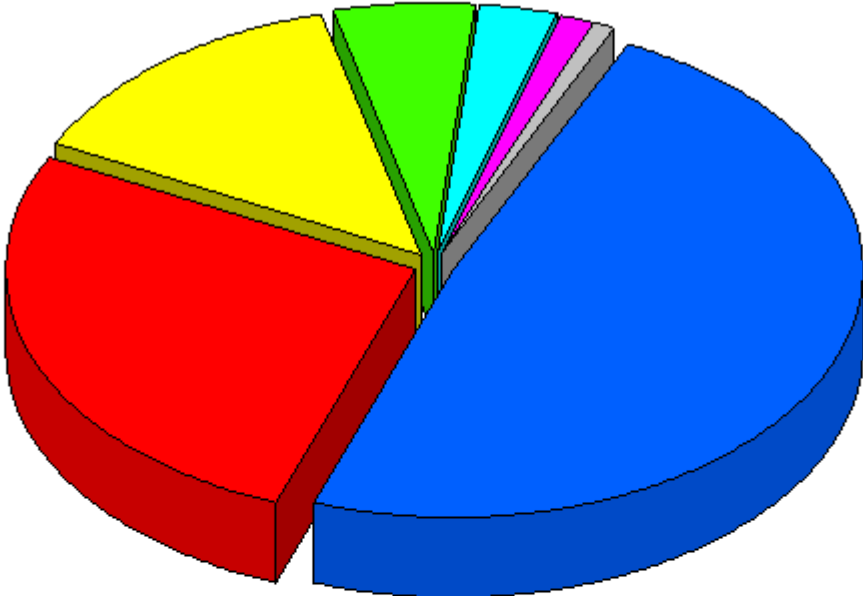
Accrual Basis

	Actual Current Period	
Miscellaneous	157.03	
TOTAL General	<u>157.03</u>	
Pond Maintenance	285.00	
Total Expense	18,768.90	0.00
Net Income	8,952.25	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 01/01/2017 to 01/31/2017



Utilities	48.7%
Pool & Landcaping	26.8%
Professional Fees	13.5%
Maintenance & Repairs	5.7%
Administration	2.9%
Pond Maintenance	1.5%
General	0.8%
Total:	100.0%

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

From : 01/01/2017 to 01/31/2017

Accrual Basis

	<u>January 2017</u>			<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<u>Revenues</u>						
Assessment Income	27,721	22,848	4,873	27,721	22,848	4,873
Total Revenues	27,721	22,848	4,873	27,721	22,848	4,873

Expenses

Administration

Insurance : Hazard		3,166	3,166		3,166	3,166
Postage & Delivery	490	125	(366)	490	125	(365)
Phone/ Fax	52	50	(2)	52	50	(2)
TOTAL Administration	542	3,341	2,798	542	3,341	2,799

Professional Fees

Management : Contract	2,344	2,344		2,344	2,344	
Management : Administration	73	167	94	73	167	94
Accounting		33	33		33	33
Legal Fees	115	108	(7)	115	108	(7)
TOTAL Professional Fees	2,532	2,652	120	2,532	2,652	120

Pool & Landcaping

Pool : Repairs		125	125		125	125
Landscaping : Other	560	876	316	560	876	316
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	5,037	5,520	483	5,037	5,520	483

Maintenance & Repairs

Building Maintenance	283	1,000	717	283	1,000	717
Building Repairs - Interior	134	42	(92)	134	42	(92)
Plumbing	650	292	(358)	650	292	(358)
TOTAL Maintenance & Repairs	1,067	1,334	267	1,067	1,334	267

Utilities

Trash Pickup	2,310	2,310		2,310	2,310	
Utilities : Electric	1,519	1,583	64	1,519	1,583	64
Utilities : Water/Sewer	5,319	5,417	98	5,319	5,417	98
TOTAL Utilities	9,148	9,310	162	9,148	9,310	162

<u>January 2017</u>			<u>January to January</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

General

Miscellaneous	157	83	(74)	157	83	(74)
Social		21	21		21	21
Bad Debt		208	208		208	208
TOTAL General	157	312	155	157	312	155

Taxes

		29	29		29	29
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Pest Control

		42	42		42	42
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Meeting Expense

		17	17		17	17
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Pond Maintenance

	285	292	7	285	292	7
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Total Expenses	18,768	22,849	4,080	18,768	22,849	4,081
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Net Income	8,953	(1)	8,954	8,953	(1)	8,954
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