



Association Management Report

July 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

07/31/2016

Assets

Accounts Receivable	16,248.46
First Citizens OPx8472	19,273.55

<u>Total Assets</u>	<u>35,522.01</u>
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Liabilities

Accounts Receivable Over Collected	13,279.56
Accounts Payable - Net Total	1,603.79
Vanco Payments - Attorney	130.00

<u>Total Liabilities</u>	<u>15,013.35</u>
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Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	16,413.32

<u>Total Net Worth</u>	<u>20,508.66</u>
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<u>Total Net Worth and Liabilities</u>	<u>35,522.01</u>
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 07/01/2016 to 07/31/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	200.00

Total Revenue	21,021.15	0.00
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Expenses

Administration

Insurance : Hazard	5,373.76
Phone/ Fax	52.43

TOTAL Administration	5,426.19
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Professional Fees

Management : Contract	2,344.00
Management : Administration	179.50

TOTAL Professional Fees	2,523.50
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Pool & Landcaping

Landscaping : Other	361.50
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	4,838.50
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Maintenance & Repairs

Building Maintenance	423.63
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TOTAL Maintenance & Repairs	423.63
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,546.86
Utilities : Water/Sewer	4,206.79

TOTAL Utilities	8,063.65
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Pond Maintenance	277.00
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Total Expense	21,552.47	0.00
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 07/01/2016 to 07/31/2016

Accrual Basis

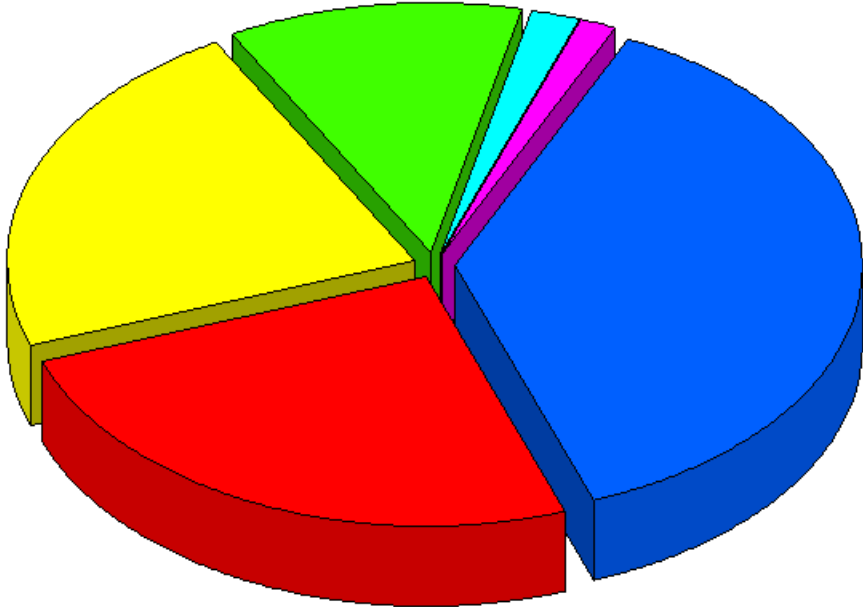
Actual Current
Period

Net Income	(531.32)	0.00
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 07/01/2016 to 07/31/2016



Utilities	37.4%
Administration	25.2%
Pool & Landcaping	22.4%
Professional Fees	11.7%
Maintenance & Repairs	2.0%
Pond Maintenance	1.3%
Total:	100.0%

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

From : 07/01/2016 to 07/31/2016

Accrual Basis

<u>July 2016</u>			<u>January to July</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)	151,774	149,261	2,513
Miscellaneous Income		42	(42)	75	294	(219)
Late Fees	200	562	(362)	1,825	3,934	(2,109)
Capital Contribution				1,730		1,730
Total Revenues	21,021	21,927	(906)	155,404	153,489	1,915

Expenses

Administration

Insurance : Hazard	5,374	3,166	(2,208)	13,753	22,162	8,409
Postage & Delivery		125	125	251	875	624
Phone/ Fax	52	50	(2)	367	350	(17)
TOTAL Administration	5,426	3,341	(2,085)	14,371	23,387	9,016

Professional Fees

Management : Contract	2,344	2,344		16,408	16,408	
Management : Administration	180	167	(12)	1,627	1,169	(458)
Accounting		21	21		147	147
Legal Fees		42	42	318	294	(24)
TOTAL Professional Fees	2,524	2,574	51	18,353	18,018	(335)

Pool & Landcaping

Pool : Repairs		125	125	1,134	875	(259)
Landscaping : Other	362	660	298	1,851	4,620	2,769
Landscaping: Contract	3,897	3,897		27,279	27,279	
Pool : Contract	580	580		4,190	4,060	(130)
Pool Clubhouse Repairs		42	42		294	294
TOTAL Pool & Landcaping	4,839	5,304	465	34,454	37,128	2,674

Maintenance & Repairs

Building Maintenance	424	583	159	3,083	4,081	998
Building Repairs - Interior		42	42	305	294	(11)
Plumbing		125	125	600	875	275
TOTAL Maintenance & Repairs	424	750	326	3,988	5,250	1,262

Utilities

Trash Pickup	2,310	2,310		16,285	16,170	(115)
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	<u>July 2016</u>			<u>January to July</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,547	1,583	36	10,865	11,081	216
Utilities : Water/Sewer	4,207	5,417	1,210	32,635	37,919	5,284
TOTAL Utilities	8,064	9,310	1,246	59,785	65,170	5,385
General						
Miscellaneous		42	42	1,315	294	(1,021)
Social		21	21		147	147
Bad Debt		208	208	2,516	1,456	(1,060)
TOTAL General		271	271	3,831	1,897	(1,934)
Taxes		29	29	370	203	(167)
Pest Control		42	42	1,900	294	(1,606)
Meeting Expense		17	17		119	119
Pond Maintenance	277	292	15	1,939	2,044	105
Total Expenses	21,554	21,930	377	138,991	153,510	14,519
Net Income	(533)	(3)	(530)	16,413	(21)	16,434