



Association Management Report

March 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

03/31/2016

Assets

Accounts Receivable	16,810.42
First Citizens OPx8472	16,076.19

Total Assets

32,886.61

Liabilities

Accounts Receivable Over Collected	15,312.18
Accounts Payable - Net Total	8,122.39
Vanco Payments - Attorney	130.00

Total Liabilities

23,564.57

Net Worth

Current Operation Fund	(61,283.95)
Reserves	65,414.29
Net Income	5,191.70

Total Net Worth

9,322.04

Total Net Worth and Liabilities

32,886.61

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 03/01/2016 to 03/31/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	500.00
Capital Contribution	131.00

Total Revenue	21,452.15	0.00
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Expenses

Administration

Phone/ Fax	52.45
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TOTAL Administration	52.45
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Professional Fees

Management : Contract	2,344.00
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Management : Administration	44.95
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Legal Fees	45.00
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TOTAL Professional Fees	2,433.95
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Pool & Landcaping

Pool : Repairs	209.21
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Landscaping : Other	904.82
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Landscaping: Contract	3,897.00
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Pool : Contract	580.00
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TOTAL Pool & Landcaping	5,591.03
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Maintenance & Repairs

Plumbing	375.00
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TOTAL Maintenance & Repairs	375.00
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Utilities

Trash Pickup	2,310.00
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Utilities : Electric	1,492.35
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Utilities : Water/Sewer	5,299.80
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TOTAL Utilities	9,102.15
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General

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 03/01/2016 to 03/31/2016

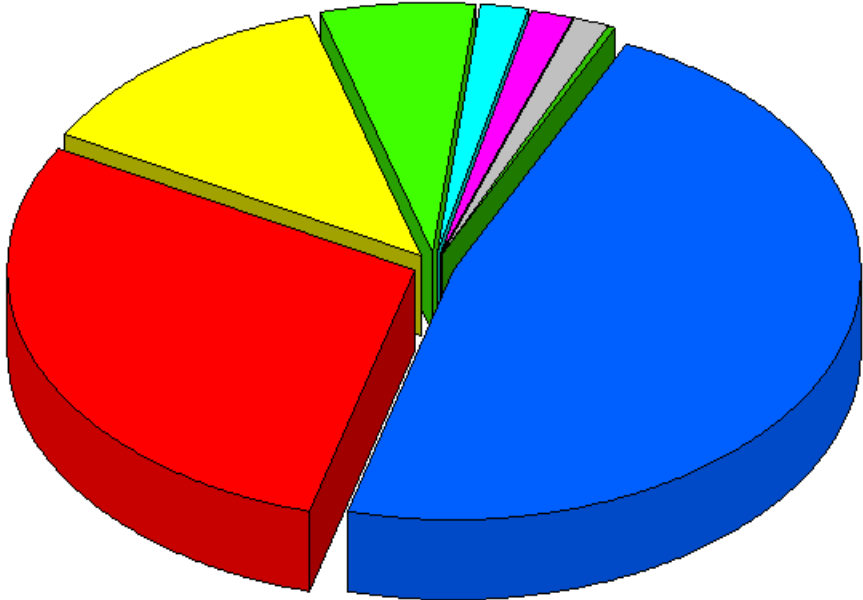
Accrual Basis

	Actual Current Period	
Miscellaneous	(267.62)	
TOTAL General	<u>(267.62)</u>	
Taxes	295.00	
Pest Control	1,200.00	
Pond Maintenance	277.00	
Total Expense	19,058.96	0.00
Net Income	2,393.19	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 03/01/2016 to 03/31/2016



Utilities	46.5%
Pool & Landscaping	28.5%
Professional Fees	12.4%
Pest Control	6.1%
Maintenance & Repairs	1.9%
Taxes	1.5%
Pond Maintenance	1.4%
Administration	0.3%
General	(1.4)%
Total:	100.0%

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

From : 03/01/2016 to 03/31/2016

Accrual Basis

<u>March 2016</u>			<u>January to March</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)	68,489	63,969	4,520
Miscellaneous Income		42	(42)		126	(126)
Late Fees	500	562	(62)	1,025	1,686	(661)
Capital Contribution	131		131	131		131
Total Revenues	21,452	21,927	(475)	69,645	65,781	3,864

Expenses

Administration

Insurance : Hazard		3,166	3,166	8,379	9,498	1,119
Postage & Delivery		125	125	251	375	124
Phone/ Fax	52	50	(2)	157	150	(7)
TOTAL Administration	52	3,341	3,289	8,787	10,023	1,236

Professional Fees

Management : Contract	2,344	2,344		7,032	7,032	
Management : Administration	45	167	122	430	501	71
Accounting		21	21		63	63
Legal Fees	45	42	(3)	45	126	81
TOTAL Professional Fees	2,434	2,574	140	7,507	7,722	215

Pool & Landcaping

Pool : Repairs	209	125	(84)	209	375	166
Landscaping : Other	905	660	(245)	980	1,980	1,000
Landscaping: Contract	3,897	3,897		11,691	11,691	
Pool : Contract	580	580		1,870	1,740	(130)
Pool Clubhouse Repairs		42	42		126	126
TOTAL Pool & Landcaping	5,591	5,304	(287)	14,750	15,912	1,162

Maintenance & Repairs

Building Maintenance		583	583	2,445	1,749	(696)
Building Repairs - Interior		42	42	305	126	(179)
Plumbing	375	125	(250)	375	375	
TOTAL Maintenance & Repairs	375	750	375	3,125	2,250	(875)

Utilities

Trash Pickup	2,310	2,310		6,980	6,930	(50)
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	<u>March 2016</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,492	1,583	91	4,688	4,749	61
Utilities : Water/Sewer	5,300	5,417	117	16,362	16,251	(111)
TOTAL Utilities	9,102	9,310	208	28,030	27,930	(100)
General						
Miscellaneous	(268)	42	310	(203)	126	329
Social		21	21		63	63
Bad Debt		208	208	132	624	492
TOTAL General	(268)	271	539	(71)	813	884
Taxes	295	29	(266)	295	87	(208)
Pest Control	1,200	42	(1,158)	1,200	126	(1,074)
Meeting Expense		17	17		51	51
Pond Maintenance	277	292	15	831	876	45
Total Expenses	19,058	21,930	2,872	64,454	65,790	1,336
Net Income	2,394	(3)	2,397	5,191	(9)	5,200