



Association Management Report

March 2017

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

03/31/2017

Assets

Accounts Receivable	24,506.33
First Citizens OPx8472	3,627.62
<u>Total Assets</u>	<u>28,133.95</u>

Liabilities

Accounts Receivable Over Collected	16,936.10
Accounts Payable - Net Total	20,515.39
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>37,581.49</u>

Net Worth

Current Operation Fund	(6,805.96)
Net Income	(2,641.58)
<u>Total Net Worth</u>	<u>(9,447.54)</u>
<u>Total Net Worth and Liabilities</u>	<u>28,133.95</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 03/01/2017 to 03/31/2017

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	23,250.00
Miscellaneous Income	25.00
Capital Contribution	1,012.00

Total Revenue	24,287.00	0.00
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Expenses

Administration

Insurance : Hazard	5,728.18
Postage & Delivery	99.96
Phone/ Fax	52.29

TOTAL Administration	5,880.43
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Professional Fees

Management : Contract	2,444.00
Management : Administration	68.50
Legal Fees	45.00

TOTAL Professional Fees	2,557.50
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Pool & Landcaping

Landscaping : Other	2,175.00
Landscaping: Contract	3,897.00
Pool : Contract	622.05

TOTAL Pool & Landcaping	6,694.05
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Maintenance & Repairs

Plumbing	5,154.50
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TOTAL Maintenance & Repairs	5,154.50
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,487.26
Utilities : Water/Sewer	10,392.65

TOTAL Utilities	14,189.91
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 03/01/2017 to 03/31/2017

Accrual Basis

Actual Current
Period

General

Miscellaneous

107.76

TOTAL General

107.76

Taxes

325.00

Pond Maintenance

285.00

Total Expense

35,194.15

0.00

Net Income

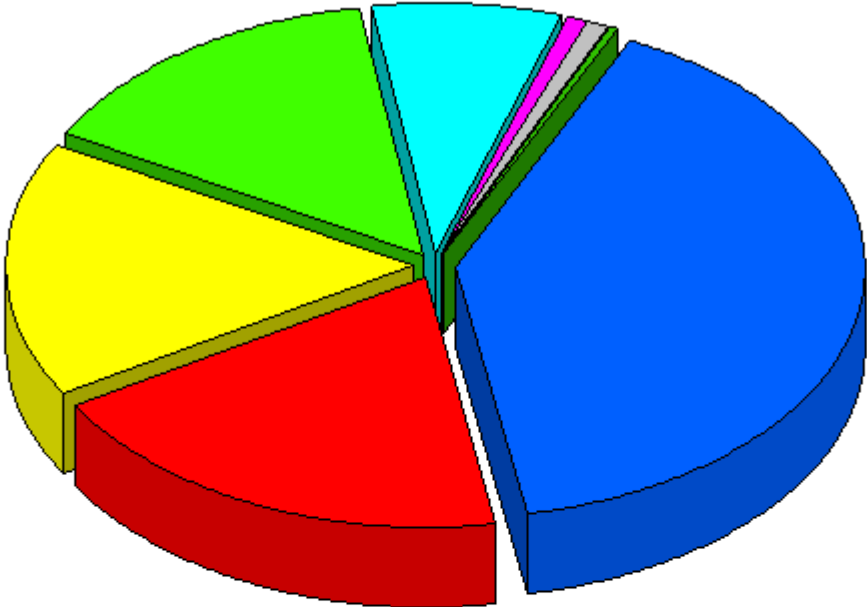
(10,907.15)

0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 03/01/2017 to 03/31/2017



Utilities	40.3%
Pool & Landcaping	19.0%
Administration	16.7%
Maintenance & Repairs	14.6%
Professional Fees	7.3%
Taxes	0.9%
Pond Maintenance	0.8%
General	0.3%
Total:	100.0%

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

From : 03/01/2017 to 03/31/2017

Accrual Basis

<u>March 2017</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	23,250	22,848	402	71,942	68,544	3,398
Miscellaneous Income	25		25	25		25
Late Fees				350		350
Capital Contribution	1,012		1,012	1,012		1,012
Total Revenues	24,287	22,848	1,439	73,329	68,544	4,785

Expenses

Administration

Insurance : Hazard	5,728	3,166	(2,562)	11,456	9,498	(1,958)
Postage & Delivery	100	125	25	1,754	375	(1,379)
Phone/ Fax	52	50	(2)	157	150	(7)
TOTAL Administration	5,880	3,341	(2,539)	13,367	10,023	(3,344)

Professional Fees

Management : Contract	2,444	2,344	(100)	7,132	7,032	(100)
Management : Administration	68	167	98	320	501	181
Accounting		33	33		99	99
Legal Fees	45	108	63	160	324	164
TOTAL Professional Fees	2,557	2,652	94	7,612	7,956	344

Pool & Landcaping

Pool : Repairs		125	125	188	375	187
Landscaping : Other	2,175	876	(1,299)	3,455	2,628	(827)
Landscaping: Contract	3,897	3,897		11,691	11,691	
Pool : Contract	622	580	(42)	1,824	1,740	(84)
Pool Clubhouse Repairs		42	42		126	126
TOTAL Pool & Landcaping	6,694	5,520	(1,174)	17,158	16,560	(598)

Maintenance & Repairs

Building Maintenance		1,000	1,000	508	3,000	2,492
Building Repairs - Interior		42	42	134	126	(8)
Plumbing	5,154	292	(4,862)	8,534	876	(7,658)
TOTAL Maintenance & Repairs	5,154	1,334	(3,820)	9,176	4,002	(5,174)

Utilities

Trash Pickup	2,310	2,310		6,930	6,930	
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	<u>March 2017</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	1,487	1,583	96	4,421	4,749	328
Utilities : Water/Sewer	10,393	5,417	(4,976)	15,712	16,251	539
TOTAL Utilities	14,190	9,310	(4,880)	27,063	27,930	867
General						
Miscellaneous	108	83	(25)	395	249	(146)
Social		21	21		63	63
Bad Debt		208	208		624	624
TOTAL General	108	312	204	395	936	541
Taxes	325	29	(296)	325	87	(238)
Pest Control		42	42		126	126
Meeting Expense		17	17	20	51	31
Pond Maintenance	285	292	7	855	876	21
Total Expenses	35,193	22,849	(12,345)	75,971	68,547	(7,424)
Net Income	(10,906)	(1)	(10,905)	(2,642)	(3)	(2,639)