



Association Management Report

August 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

08/31/2016

Assets

Accounts Receivable	13,977.40
First Citizens OPx8472	17,623.69
<u>Total Assets</u>	<u>31,601.09</u>

Liabilities

Accounts Receivable Over Collected	13,039.42
Accounts Payable - Net Total	2,724.12
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>15,893.54</u>

Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	11,612.21
<u>Total Net Worth</u>	<u>15,707.55</u>
<u>Total Net Worth and Liabilities</u>	<u>31,601.09</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 08/01/2016 to 08/31/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Miscellaneous Income	50.00
Late Fees	275.00
Capital Contribution	806.64

Total Revenue	21,952.79	0.00
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Expenses

Administration

Insurance : Hazard	5,378.78
Postage & Delivery	200.97
Phone/ Fax	52.96

TOTAL Administration 5,632.71

Professional Fees

Management : Contract	2,344.00
Management : Administration	89.90

TOTAL Professional Fees 2,433.90

Pool & Landcaping

Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping 4,477.00

Maintenance & Repairs

Building Maintenance	1,452.87
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TOTAL Maintenance & Repairs 1,452.87

Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,560.46
Utilities : Water/Sewer	7,339.33

TOTAL Utilities 11,209.79

General

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 08/01/2016 to 08/31/2016

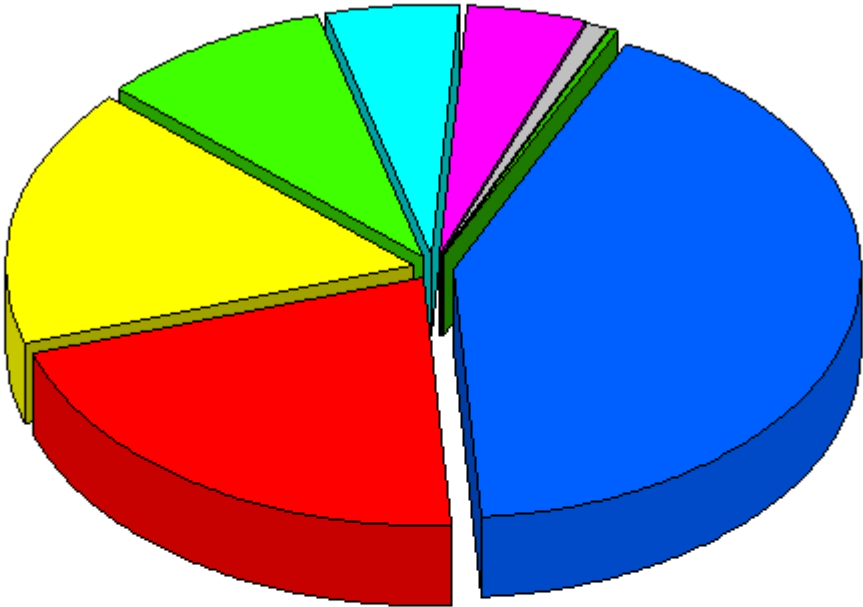
Accrual Basis

	Actual Current Period	
Miscellaneous	41.16	
TOTAL General	<u>41.16</u>	
Taxes	1,229.47	
Pond Maintenance	277.00	
Total Expense	26,753.90	0.00
Net Income	(4,801.11)	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 08/01/2016 to 08/31/2016



Utilities	41.9%
Administration	21.1%
Pool & Landcaping	16.7%
Professional Fees	9.1%
Maintenance & Repairs	5.4%
Taxes	4.6%
Pond Maintenance	1.0%
General	0.2%
Total:	100.0%

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

From : 08/01/2016 to 08/31/2016

Accrual Basis

<u>August 2016</u>			<u>January to August</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)	172,595	170,584	2,011
Miscellaneous Income	50	42	8	125	336	(211)
Late Fees	275	562	(287)	2,100	4,496	(2,396)
Capital Contribution	807		807	2,537		2,537
Total Revenues	21, 953	21, 927	26	177 ,357	175, 416	1, 941

Expenses

Administration

Insurance : Hazard	5,379	3,166	(2,213)	19,131	25,328	6,197
Postage & Delivery	201	125	(76)	452	1,000	548
Phone/ Fax	53	50	(3)	420	400	(20)
TOTAL Administration	5,633	3,341	(2,292)	20,003	26,728	6,725

Professional Fees

Management : Contract	2,344	2,344		18,752	18,752	
Management : Administration	90	167	77	1,717	1,336	(381)
Accounting		21	21		168	168
Legal Fees		42	42	318	336	18
TOTAL Professional Fees	2,434	2,574	140	20,787	20,592	(195)

Pool & Landcaping

Pool : Repairs		125	125	1,134	1,000	(134)
Landscaping : Other		660	660	1,851	5,280	3,429
Landscaping: Contract	3,897	3,897		31,176	31,176	
Pool : Contract	580	580		4,770	4,640	(130)
Pool Clubhouse Repairs		42	42		336	336
TOTAL Pool & Landcaping	4,477	5,304	827	38,931	42,432	3,501

Maintenance & Repairs

Building Maintenance	1,453	583	(870)	4,536	4,664	128
Building Repairs - Interior		42	42	305	336	31
Plumbing		125	125	600	1,000	400
TOTAL Maintenance & Repairs	1,453	750	(703)	5,441	6,000	559

Utilities

Trash Pickup	2,310	2,310		18,595	18,480	(115)
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	<u>August 2016</u>			<u>January to August</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,560	1,583	23	12,426	12,664	238
Utilities : Water/Sewer	7,339	5,417	(1,922)	39,974	43,336	3,362
TOTAL Utilities	11,209	9,310	(1,899)	70,995	74,480	3,485
General						
Miscellaneous	41	42	1	1,356	336	(1,020)
Social		21	21		168	168
Bad Debt		208	208	2,516	1,664	(852)
TOTAL General	41	271	230	3,872	2,168	(1,704)
Taxes	1,229	29	(1,200)	1,599	232	(1,367)
Pest Control		42	42	1,900	336	(1,564)
Meeting Expense		17	17		136	136
Pond Maintenance	277	292	15	2,216	2,336	120
Total Expenses	26,753	21,930	(4,823)	165,744	175,440	9,696
Net Income	(4,800)	(3)	(4,797)	11,613	(24)	11,637