



Association Management Report

December 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

12/31/2015

Assets

Accounts Receivable	18,786.92
First Citizens OPx8472	16,320.09
<u>Total Assets</u>	<u>35,107.01</u>

Liabilities

Accounts Receivable Over Collected	12,950.63
Accounts Payable - Net Total	12,789.48
Vanco Payments - Attorney	130.00
Insurance Liability	5,208.33
<u>Total Liabilities</u>	<u>31,078.44</u>

Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	(10,341.12)
<u>Total Net Worth</u>	<u>4,028.57</u>
<u>Total Net Worth and Liabilities</u>	<u>35,107.01</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 12/01/2015 to 12/31/2015

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	250.00
Capital Contribution	268.66

Total Revenue	21,339.81	0.00
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Expenses

Administration

Insurance : Hazard	4,181.89
Postage & Delivery	1,225.66
Phone/ Fax	52.27

TOTAL Administration	5,459.82
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Professional Fees

Management : Contract	2,320.50
Management : Administration	156.05

TOTAL Professional Fees	2,476.55
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Pool & Landcaping

Landscaping : Other	1,574.50
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	6,051.50
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Maintenance & Repairs

Building Maintenance	814.00
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TOTAL Maintenance & Repairs	814.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,568.40
Utilities : Water/Sewer	5,467.92

TOTAL Utilities	9,346.32
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Pond Maintenance	277.00
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 12/01/2015 to 12/31/2015

Accrual Basis

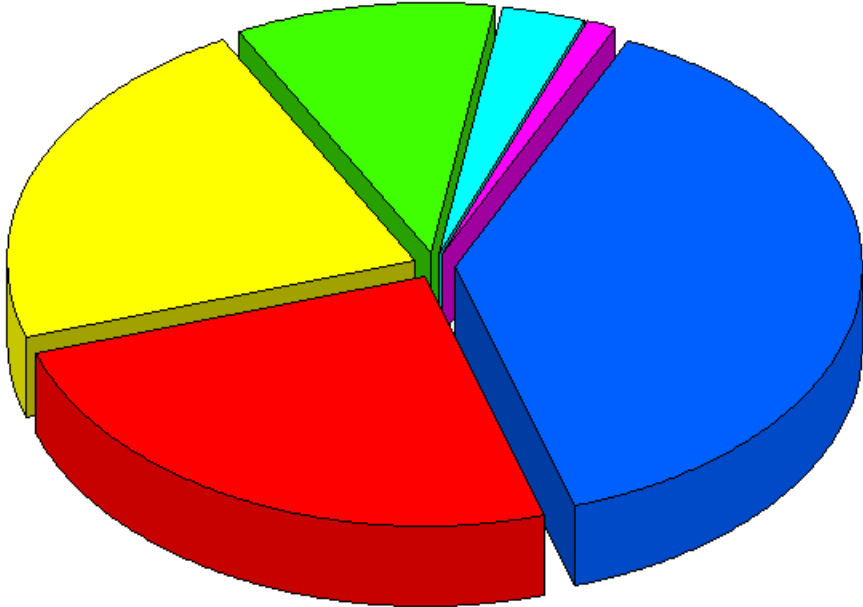
Actual Current
Period

Total Expense	24,425.19	0.00
Net Income	(3,085.38)	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 12/01/2015 to 12/31/2015



Utilities	38.3%
Pool & Landcaping	24.8%
Administration	22.4%
Professional Fees	10.1%
Maintenance & Repairs	3.3%
Pond Maintenance	1.1%
Total:	100.0%

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From : 12/01/2015 to 12/31/2015

Accrual Basis

	<u>December 2015</u>			<u>January to December</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)	255,880	255,876	4
Miscellaneous Income		38	(38)	(162)	500	(662)
Late Fees	250	568	(318)	3,080	6,750	(3,670)
Capitalization Fees				269		269
Capital Contribution	269		269	2,418		2,418
Total Revenues	21,340	21,929	(589)	261,485	263,126	(1,641)
Expenses						
Administration						
Bank Service Charges		85	85		1,020	1,020
Insurance : Hazard	4,182	3,162	(1,020)	36,406	37,988	1,582
Postage & Delivery	1,226	100	(1,126)	2,925	1,200	(1,725)
Phone/ Fax	52	50	(2)	588	600	12
TOTAL Administration	5,460	3,397	(2,063)	39,919	40,808	889
Professional Fees						
Management : Contract	2,320	2,326	6	27,846	27,846	
Management : Administration	156	87	(69)	2,326	1,000	(1,326)
Accounting		37	37		400	400
Legal Fees		87	87	170	1,000	830
TOTAL Professional Fees	2,476	2,537	61	30,342	30,246	(96)
Pool & Landcaping						
Pool : Repairs		87	87	2,771	1,000	(1,771)
Landscaping : Other	1,574	1,250	(324)	10,727	15,000	4,273
Landscaping: Contract	3,897	3,897		46,764	46,764	
Pool : Contract	580	587	7	6,960	7,000	40
Pool Clubhouse Repairs		13	13	225	200	(25)
TOTAL Pool & Landcaping	6,051	5,834	(217)	67,447	69,964	2,517
Maintenance & Repairs						
Building Maintenance	814	663	(151)	9,816	8,000	(1,816)
Building Repairs - Interior		38	38		500	500
Plumbing		37	37	1,308	400	(908)
TOTAL Maintenance & Repairs	814	738	(76)	11,124	8,900	(2,224)

	<u>December 2015</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities						
Trash Pickup	2,310	2,310		27,720	27,720	
Utilities : Electric	1,568	1,737	169	18,374	20,800	2,426
Utilities : Water/Sewer	5,468	5,000	(468)	67,277	60,000	(7,277)
TOTAL Utilities	9,346	9,047	(299)	113,371	108,520	(4,851)
General						
Miscellaneous		36	36	699	476	(223)
Social		19	19	225	250	25
Bad Debt		269	269	2,142	3,250	1,108
TOTAL General		324	324	3,066	3,976	910
Taxes		12	12	350	100	(250)
Pest Control		38	38	2,475	412	(2,063)
Meeting Expense		13	13		200	200
Pond Maintenance	277		(277)	3,731		(3,731)
Total Expenses	24,424	21,940	(2,484)	271,825	263,126	(8,699)
Net Income	(3,084)	(11)	(3,073)	(10,340)	0	(10,340)