



Association Management Report

November 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

11/30/2015

Assets

Accounts Receivable	18,963.06
First Citizens OPx8472	14,368.78
<u>Total Assets</u>	<u>33,331.84</u>

Liabilities

Accounts Receivable Over Collected	10,340.14
Accounts Payable - Net Total	10,539.42
Vanco Payments - Attorney	130.00
Insurance Liability	5,208.33
<u>Total Liabilities</u>	<u>26,217.89</u>

Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	(7,255.74)
<u>Total Net Worth</u>	<u>7,113.95</u>
<u>Total Net Worth and Liabilities</u>	<u>33,331.84</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 11/01/2015 to 11/30/2015

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	75.00
Capital Contribution	268.66

Total Revenue	21,164.81	0.00
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Expenses

Administration

Insurance : Hazard	4,186.89
Postage & Delivery	118.30
Phone/ Fax	52.31

TOTAL Administration	4,357.50
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Professional Fees

Management : Contract	2,320.50
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TOTAL Professional Fees	2,320.50
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Pool & Landcaping

Pool : Repairs	175.00
Landscaping : Other	289.53
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	4,941.53
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Maintenance & Repairs

Building Maintenance	585.00
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TOTAL Maintenance & Repairs	585.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,546.01
Utilities : Water/Sewer	4,851.78

TOTAL Utilities	8,707.79
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Pond Maintenance	277.00
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 11/01/2015 to 11/30/2015

Accrual Basis

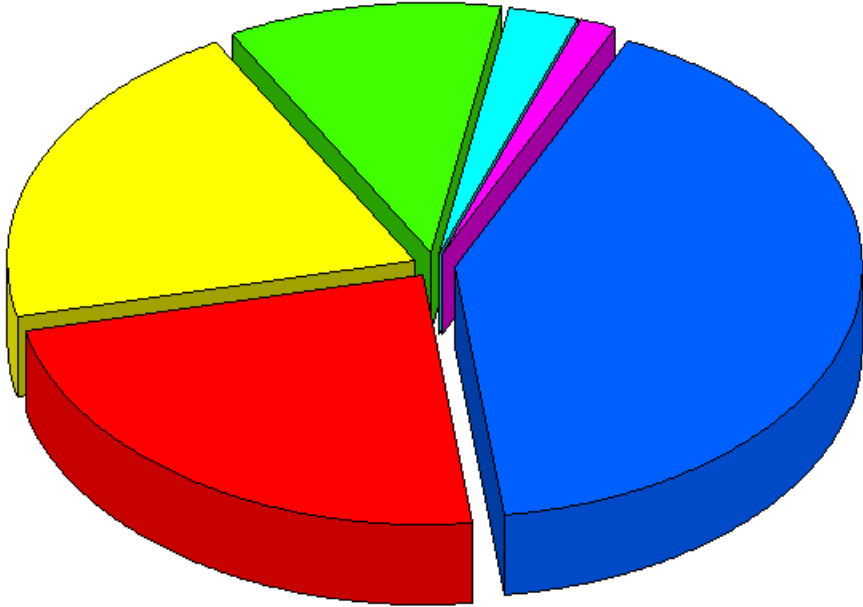
Actual Current
Period

Total Expense	21,189.32	0.00
Net Income	(24.51)	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 11/01/2015 to 11/30/2015



Utilities	41.1%
Pool & Landscaping	23.3%
Administration	20.6%
Professional Fees	11.0%
Maintenance & Repairs	2.8%
Pond Maintenance	1.3%
Total:	100.0%

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

From : 11/01/2015 to 11/30/2015

Accrual Basis

	<u>November 2015</u>			<u>January to November</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)	235,059	234,553	506
Miscellaneous Income		42	(42)	(162)	462	(624)
Late Fees	75	562	(487)	2,830	6,182	(3,352)
Capitalization Fees				269		269
Capital Contribution	269		269	2,149		2,149
Total Revenues	21,165	21,927	(762)	240,145	241,197	(1,052)
Expenses						
Administration						
Bank Service Charges		85	85		935	935
Insurance : Hazard	4,187	3,166	(1,021)	32,225	34,826	2,601
Postage & Delivery	118	100	(18)	1,700	1,100	(600)
Phone/ Fax	52	50	(2)	536	550	14
TOTAL Administration	4,357	3,401	(956)	34,461	37,411	2,950
Professional Fees						
Management : Contract	2,320	2,320		25,526	25,520	(6)
Management : Administration		83	83	2,170	913	(1,257)
Accounting		33	33		363	363
Legal Fees		83	83	170	913	743
TOTAL Professional Fees	2,320	2,519	199	27,866	27,709	(157)
Pool & Landcaping						
Pool : Repairs	175	83	(92)	2,771	913	(1,858)
Landscaping : Other	290	1,250	960	9,152	13,750	4,598
Landscaping: Contract	3,897	3,897		42,867	42,867	
Pool : Contract	580	583	3	6,380	6,413	33
Pool Clubhouse Repairs		17	17	225	187	(38)
TOTAL Pool & Landcaping	4,942	5,830	888	61,395	64,130	2,735
Maintenance & Repairs						
Building Maintenance	585	667	82	9,002	7,337	(1,665)
Building Repairs - Interior		42	42		462	462
Plumbing		33	33	1,308	363	(945)
TOTAL Maintenance & Repairs	585	742	157	10,310	8,162	(2,148)

	<u>November 2015</u>			<u>January to November</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		25,410	25,410	
Utilities : Electric	1,546	1,733	187	16,805	19,063	2,258
Utilities : Water/Sewer	4,852	5,000	148	61,809	55,000	(6,809)
TOTAL Utilities	<u>8,708</u>	<u>9,043</u>	<u>335</u>	<u>104,024</u>	<u>99,473</u>	<u>(4,551)</u>
General						
Miscellaneous		40	40	699	440	(259)
Social		21	21	225	231	6
Bad Debt		271	271	2,142	2,981	839
TOTAL General		<u>332</u>	<u>332</u>	<u>3,066</u>	<u>3,652</u>	<u>586</u>
Taxes		8	8	350	88	(262)
Pest Control		34	34	2,475	374	(2,101)
Meeting Expense		17	17		187	187
Pond Maintenance	277		(277)	3,454		(3,454)
Total Expenses	<u>21,189</u>	<u>21,926</u>	<u>737</u>	<u>247,401</u>	<u>241,186</u>	<u>(6,215)</u>
Net Income	<u>(24)</u>	<u>1</u>	<u>(25)</u>	<u>(7,256)</u>	<u>11</u>	<u>(7,267)</u>