



Association Management Report

November 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

11/30/2016

Assets

Accounts Receivable	16,956.49
First Citizens OPx8472	7,663.37
<u>Total Assets</u>	<u>24,619.86</u>

Liabilities

Accounts Receivable Over Collected	12,689.58
Accounts Payable - Net Total	6,217.71
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>19,037.29</u>

Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	1,487.23
<u>Total Net Worth</u>	<u>5,582.57</u>
<u>Total Net Worth and Liabilities</u>	<u>24,619.86</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 11/01/2016 to 11/30/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	350.00
Capital Contribution	537.54

Total Revenue	21,708.69	0.00
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Expenses

Administration

Insurance : Hazard	5,728.18
Phone/ Fax	52.38

TOTAL Administration	5,780.56
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Professional Fees

Management : Contract	2,344.00
Management : Administration	48.00
Legal Fees	137.00

TOTAL Professional Fees	2,529.00
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Pool & Landcaping

Landscaping : Other	72.00
Landscaping: Contract	4,477.00

TOTAL Pool & Landcaping	4,549.00
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Maintenance & Repairs

Building Maintenance	1,245.00
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TOTAL Maintenance & Repairs	1,245.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	584.56
Utilities : Water/Sewer	9,739.55

TOTAL Utilities	12,634.11
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Pond Maintenance	285.00
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 11/01/2016 to 11/30/2016

Accrual Basis

Actual Current
Period

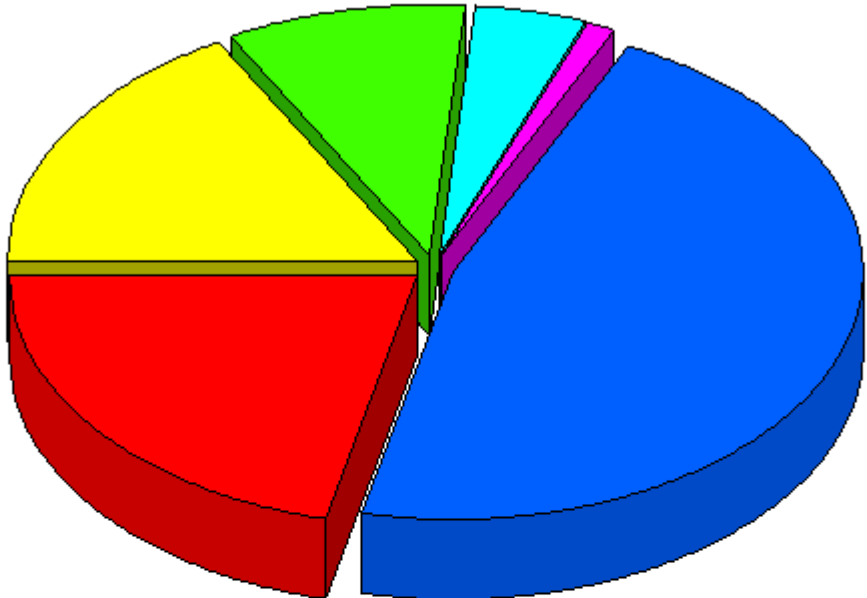
Total Expense	27,022.67	0.00
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Net Income	(5,313.98)	0.00
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 11/01/2016 to 11/30/2016



Utilities	46.8%
Administration	21.4%
Pool & Landcaping	16.8%
Professional Fees	9.4%
Maintenance & Repairs	4.6%
Pond Maintenance	1.1%
Total:	100.0%

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

From : 11/01/2016 to 11/30/2016

Accrual Basis

<u>November 2016</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)	125	462	(337)
Late Fees	350	562	(212)	2,875	6,182	(3,307)
Capital Contribution	538		538	3,336		3,336
Total Revenues	21,709	21,927	(218)	241,395	241,197	198

Expenses

Administration

Insurance : Hazard	5,728	3,166	(2,562)	35,617	34,826	(791)
Postage & Delivery		125	125	452	1,375	923
Phone/ Fax	52	50	(2)	577	550	(27)
TOTAL Administration	5,780	3,341	(2,439)	36,646	36,751	105

Professional Fees

Management : Contract	2,344	2,344		25,784	25,784	
Management : Administration	48	167	119	2,203	1,837	(366)
Accounting		21	21		231	231
Legal Fees	137	42	(95)	547	462	(85)
TOTAL Professional Fees	2,529	2,574	45	28,534	28,314	(220)

Pool & Landcaping

Pool : Repairs		125	125	1,134	1,375	241
Landscaping : Other	72	660	588	3,303	7,260	3,957
Landscaping: Contract	4,477	3,897	(580)	43,447	42,867	(580)
Pool : Contract		580	580	5,930	6,380	450
Pool Clubhouse Repairs		42	42	250	462	212
TOTAL Pool & Landcaping	4,549	5,304	755	54,064	58,344	4,280

Maintenance & Repairs

Building Maintenance	1,245	583	(662)	6,585	6,413	(172)
Building Repairs - Interior		42	42	305	462	157
Plumbing		125	125	600	1,375	775
TOTAL Maintenance & Repairs	1,245	750	(495)	7,490	8,250	760

Utilities

Trash Pickup	2,310	2,310		25,525	25,410	(115)
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	<u>November 2016</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 : Electric	585	1,583	998	16,174	17,413	1,239
Utilities : Water/Sewer	9,740	5,417	(4,323)	60,864	59,587	(1,277)
TOTAL Utilities	12,635	9,310	(3,325)	102,563	102,410	(153)
General						
Miscellaneous		42	42	1,474	462	(1,012)
Social		21	21		231	231
Bad Debt		208	208	2,516	2,288	(228)
TOTAL General	0	271	271	3,990	2,981	(1,009)
Taxes		29	29	1,599	319	(1,280)
Pest Control		42	42	1,965	462	(1,503)
Meeting Expense		17	17		187	187
Pond Maintenance	285	292	7	3,055	3,212	157
Total Expenses	27,023	21,930	(5,093)	239,906	241,230	1,324
Net Income	(5,314)	(3)	(5,311)	1,489	(33)	1,522