



Association Management Report

October 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

10/31/2016

Assets

Accounts Receivable	16,638.43
First Citizens OPx8472	10,231.53

<u>Total Assets</u>	26,869.96
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Liabilities

Accounts Receivable Over Collected	13,693.39
Accounts Payable - Net Total	2,150.02
Vanco Payments - Attorney	130.00

<u>Total Liabilities</u>	15,973.41
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Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	6,801.21

<u>Total Net Worth</u>	10,896.55
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<u>Total Net Worth and Liabilities</u>	26,869.96
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 10/01/2016 to 10/31/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	225.00
Capital Contribution	262.00

Total Revenue	21,308.15	0.00
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Expenses

Administration

Insurance : Hazard	5,378.78
Phone/ Fax	52.38

TOTAL Administration	5,431.16
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Professional Fees

Management : Contract	2,344.00
Management : Administration	254.00

TOTAL Professional Fees	2,598.00
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Pool & Landcaping

Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	4,477.00
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Maintenance & Repairs

Building Maintenance	278.86
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TOTAL Maintenance & Repairs	278.86
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,538.84
Utilities : Water/Sewer	1,120.79

TOTAL Utilities	4,969.63
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Pond Maintenance	277.00
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Total Expense	18,031.65	0.00
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Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 10/01/2016 to 10/31/2016

Accrual Basis

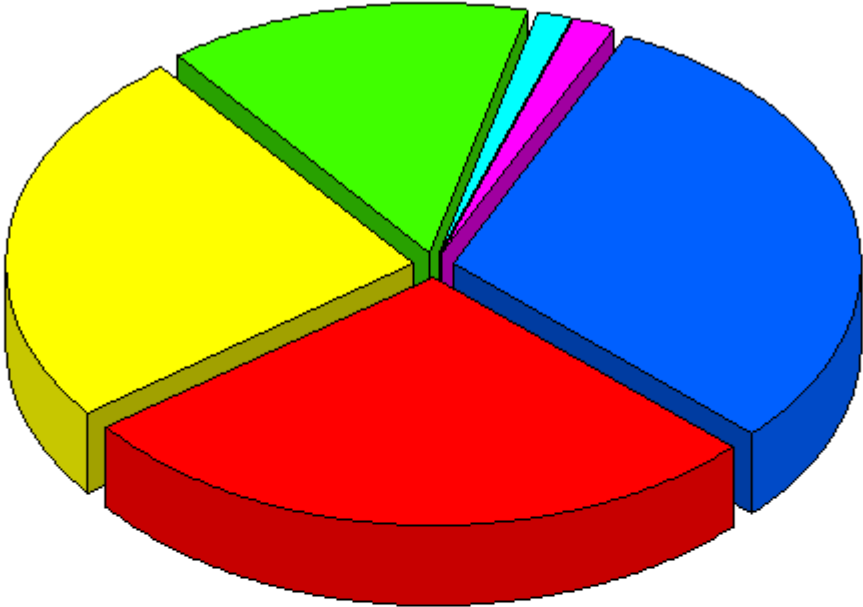
Actual Current
Period

Net Income	3,276.50	0.00
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Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 10/01/2016 to 10/31/2016



Administration	30.1%
Utilities	27.6%
Pool & Landcaping	24.8%
Professional Fees	14.4%
Maintenance & Repairs	1.5%
Pond Maintenance	1.5%
Total:	100.0%

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

From : 10/01/2016 to 10/31/2016

Accrual Basis

<u>October 2016</u>			<u>January to October</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)	214,238	213,230	1,008
Miscellaneous Income		42	(42)	125	420	(295)
Late Fees	225	562	(337)	2,525	5,620	(3,095)
Capital Contribution	262		262	2,799		2,799
Total Revenues	21,308	21,927	(619)	219,687	219,270	417

Expenses

Administration

Insurance : Hazard	5,379	3,166	(2,213)	29,889	31,660	1,771
Postage & Delivery		125	125	452	1,250	798
Phone/ Fax	52	50	(2)	525	500	(25)
TOTAL Administration	5,431	3,341	(2,090)	30,866	33,410	2,544

Professional Fees

Management : Contract	2,344	2,344		23,440	23,440	
Management : Administration	254	167	(87)	2,155	1,670	(485)
Accounting		21	21		210	210
Legal Fees		42	42	410	420	10
TOTAL Professional Fees	2,598	2,574	(24)	26,005	25,740	(265)

Pool & Landcaping

Pool : Repairs		125	125	1,134	1,250	116
Landscaping : Other		660	660	3,231	6,600	3,369
Landscaping: Contract	3,897	3,897		38,970	38,970	
Pool : Contract	580	580		5,930	5,800	(130)
Pool Clubhouse Repairs		42	42	250	420	170
TOTAL Pool & Landcaping	4,477	5,304	827	49,515	53,040	3,525

Maintenance & Repairs

Building Maintenance	279	583	304	5,340	5,830	490
Building Repairs - Interior		42	42	305	420	115
Plumbing		125	125	600	1,250	650
TOTAL Maintenance & Repairs	279	750	471	6,245	7,500	1,255

Utilities

Trash Pickup	2,310	2,310		23,215	23,100	(115)
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	<u>October 2016</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,539	1,583	44	15,589	15,830	241
Utilities : Water/Sewer	1,121	5,417	4,296	51,125	54,170	3,045
TOTAL Utilities	4,970	9,310	4,340	89,929	93,100	3,171
General						
Miscellaneous		42	42	1,474	420	(1,054)
Social		21	21		210	210
Bad Debt		208	208	2,516	2,080	(436)
TOTAL General	0	271	271	3,990	2,710	(1,280)
Taxes		29	29	1,599	290	(1,309)
Pest Control		42	42	1,965	420	(1,545)
Meeting Expense		17	17		170	170
Pond Maintenance	277	292	15	2,770	2,920	150
Total Expenses	18,032	21,930	3,898	212,884	219,300	6,416
Net Income	3,276	(3)	3,279	6,803	(30)	6,833