



Association Management Report

September 2015

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

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Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

09/30/2015

Assets

Accounts Receivable	17,615.82
First Citizens OPx8472	15,467.54
<u>Total Assets</u>	<u>33,083.36</u>

Liabilities

Accounts Receivable Over Collected	11,695.63
Accounts Payable - Net Total	11,744.12
Vanco Payments - Attorney	130.00
<u>Total Liabilities</u>	<u>23,569.75</u>

Net Worth

Current Operation Fund	(51,044.60)
Reserves	65,414.29
Net Income	(4,856.08)
<u>Total Net Worth</u>	<u>9,513.61</u>
<u>Total Net Worth and Liabilities</u>	<u>33,083.36</u>

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 09/01/2015 to 09/30/2015

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	4,186.89
Phone/ Fax	52.37

TOTAL Administration	4,239.26
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Professional Fees

Management : Contract	2,320.50
Management : Administration	240.15

TOTAL Professional Fees	2,560.65
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Pool & Landcaping

Pool : Repairs	144.00
Landscaping : Other	1,130.00
Landscaping: Contract	3,897.00
Pool : Contract	580.00

TOTAL Pool & Landcaping	5,751.00
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Maintenance & Repairs

Building Maintenance	675.00
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TOTAL Maintenance & Repairs	675.00
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Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,554.15
Utilities : Water/Sewer	10,768.95

TOTAL Utilities	14,633.10
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General

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 09/01/2015 to 09/30/2015

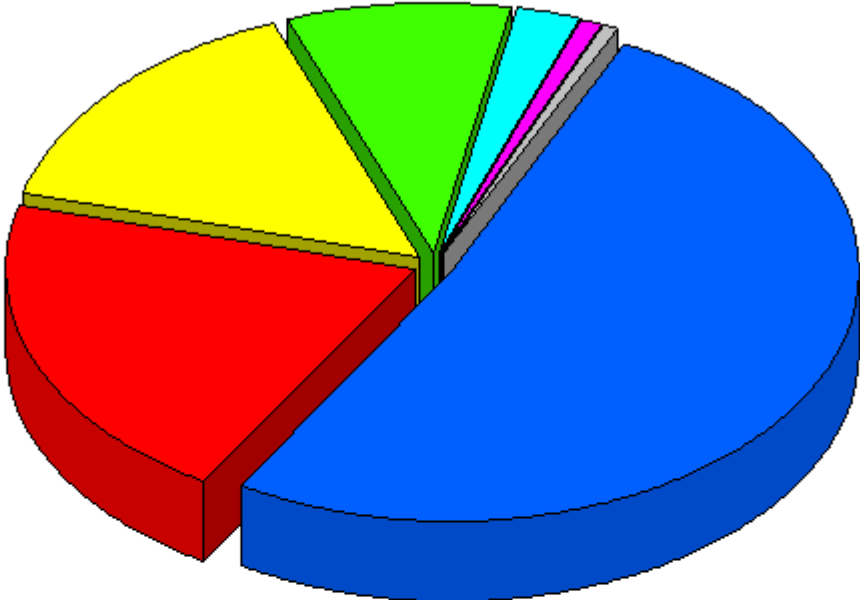
Accrual Basis

	Actual Current Period	
Social	123.45	
TOTAL General	<u>123.45</u>	
Pond Maintenance	269.00	
Total Expense	28,251.46	0.00
Net Income	(6,911.65)	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 09/01/2015 to 09/30/2015



Utilities	51.8%
Pool & Landcaping	20.4%
Administration	15.0%
Professional Fees	9.1%
Maintenance & Repairs	2.4%
Pond Maintenance	1.0%
General	0.4%
Total:	100.0%

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

From : 09/01/2015 to 09/30/2015

Accrual Basis

	<u>September 2015</u>			<u>January to September</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)	193,416	191,907	1,509
Miscellaneous Income		42	(42)	(162)	378	(540)
Late Fees	250	562	(312)	2,255	5,058	(2,803)
Capitalization Fees				269		269
Capital Contribution	269		269	1,612		1,612
Total Revenues	21, 340	21 ,927	(587)	197 ,390	197, 343	47
Expenses						
Administration						
Bank Service Charges		85	85		765	765
Insurance : Hazard	4,187	3,166	(1,021)	23,851	28,494	4,643
Postage & Delivery		100	100	1,432	900	(532)
Phone/ Fax	52	50	(2)	431	450	19
TOTAL Administration	4,239	3,401	(838)	25,714	30,609	4,895
Professional Fees						
Management : Contract	2,320	2,320		20,884	20,880	(4)
Management : Administration	240	83	(157)	2,128	747	(1,381)
Accounting		33	33		297	297
Legal Fees		83	83	170	747	577
TOTAL Professional Fees	2,560	2,519	(41)	23,182	22,671	(511)
Pool & Landcaping						
Pool : Repairs	144	83	(61)	2,596	747	(1,849)
Landscaping : Other	1,130	1,250	120	7,778	11,250	3,472
Landscaping: Contract	3,897	3,897		35,073	35,073	
Pool : Contract	580	583	3	5,220	5,247	27
Pool Clubhouse Repairs		17	17	225	153	(72)
TOTAL Pool & Landcaping	5,751	5,830	79	50,892	52,470	1,578
Maintenance & Repairs						
Building Maintenance	675	667	(8)	6,662	6,003	(659)
Building Repairs - Interior		42	42		378	378
Plumbing		33	33	1,033	297	(736)
TOTAL Maintenance & Repairs	675	742	67	7,695	6,678	(1,017)

	<u>September 2015</u>			<u>January to September</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		20,790	20,790	
Utilities : Electric	1,554	1,733	179	13,739	15,597	1,858
Utilities : Water/Sewer	10,769	5,000	(5,769)	51,435	45,000	(6,435)
TOTAL Utilities	14,633	9,043	(5,590)	85,964	81,387	(4,577)
General						
Miscellaneous		40	40	699	360	(339)
Social	123	21	(102)	225	189	(36)
Bad Debt		271	271	2,142	2,439	297
TOTAL General	123	332	209	3,066	2,988	(78)
Taxes		8	8	350	72	(278)
Pest Control		34	34	2,475	306	(2,169)
Meeting Expense		17	17		153	153
Pond Maintenance	269		(269)	2,908		(2,908)
Total Expenses	28,250	21,926	(6,324)	202,246	197,334	(4,912)
Net Income	(6,910)	1	(6,911)	(4,856)	9	(4,865)