



Association Management Report

April 2016

Prepared for:

Rozzelles Landing Homeowners Association, Inc.



Community Association Management Professionals

www.mycmg.com

Phone | 1-877-252-3327

Fax | 704-509-2429

Rozzelles Landing Homeowners Association, Inc.

Balance Sheet

04/30/2016

Assets

Accounts Receivable	18,025.03
First Citizens OPx8472	18,043.86

Total Assets

36,068.89

Liabilities

Accounts Receivable Over Collected	14,980.73
Accounts Payable - Net Total	6,433.71
Vanco Payments - Attorney	130.00

Total Liabilities

21,544.44

Net Worth

Current Operation Fund	(61,283.95)
Reserves	65,414.29
Net Income	10,394.11

Total Net Worth

14,524.45

Total Net Worth and Liabilities

36,068.89

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 04/01/2016 to 04/30/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	225.00
Capital Contribution	937.42

Total Revenue	21,983.57	0.00
----------------------	------------------	-------------

Expenses

Administration

Phone/ Fax 52.41

TOTAL Administration 52.41

Professional Fees

Management : Contract 2,344.00

Management : Administration 107.05

TOTAL Professional Fees 2,451.05

Pool & Landcaping

Pool : Repairs 175.00

Landscaping: Contract 3,897.00

Pool : Contract 580.00

TOTAL Pool & Landcaping 4,652.00

Maintenance & Repairs

Plumbing 225.00

TOTAL Maintenance & Repairs 225.00

Utilities

Trash Pickup 2,310.00

Utilities : Electric 1,565.33

Utilities : Water/Sewer 5,173.37

TOTAL Utilities 9,048.70

Taxes 75.00

Pond Maintenance 277.00

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 04/01/2016 to 04/30/2016

Accrual Basis

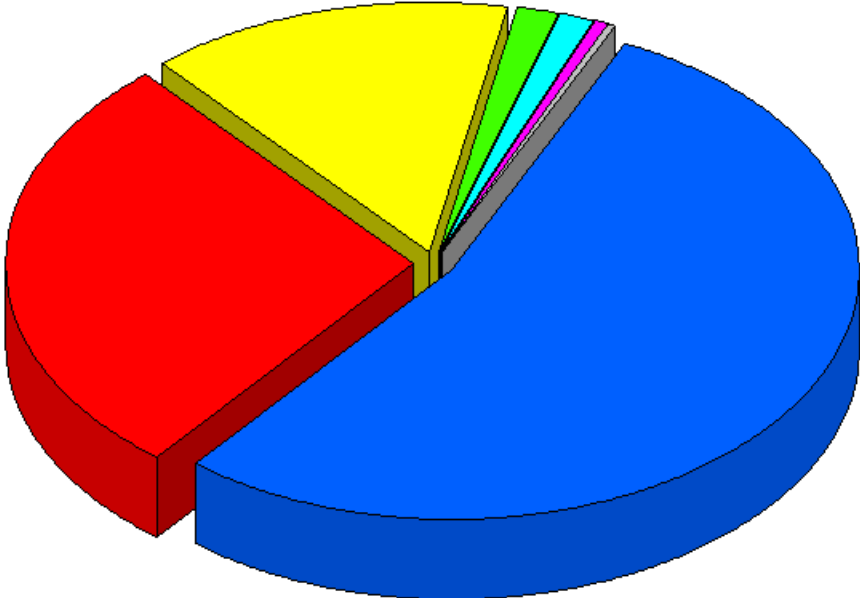
Actual Current
Period

Total Expense	16,781.16	0.00
Net Income	5,202.41	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 04/01/2016 to 04/30/2016



Utilities	53.9%
Pool & Landcaping	27.7%
Professional Fees	14.6%
Pond Maintenance	1.7%
Maintenance & Repairs	1.3%
Taxes	0.4%
Administration	0.3%
Total:	100.0%

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

From : 04/01/2016 to 04/30/2016

Accrual Basis

<u>April 2016</u>			<u>January to April</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)	89,311	85,292	4,019
Miscellaneous Income		42	(42)		168	(168)
Late Fees	225	562	(337)	1,250	2,248	(998)
Capital Contribution	937		937	1,068		1,068
Total Revenues	21,983	21,927	56	91,629	87,708	3,921

Expenses

Administration

Insurance : Hazard		3,166	3,166	8,379	12,664	4,285
Postage & Delivery		125	125	251	500	249
Phone/ Fax	52	50	(2)	210	200	(10)
TOTAL Administration	52	3,341	3,289	8,840	13,364	4,524

Professional Fees

Management : Contract	2,344	2,344		9,376	9,376	
Management : Administration	107	167	60	537	668	131
Accounting		21	21		84	84
Legal Fees		42	42	45	168	123
TOTAL Professional Fees	2,451	2,574	123	9,958	10,296	338

Pool & Landcaping

Pool : Repairs	175	125	(50)	384	500	116
Landscaping : Other		660	660	980	2,640	1,660
Landscaping: Contract	3,897	3,897		15,588	15,588	
Pool : Contract	580	580		2,450	2,320	(130)
Pool Clubhouse Repairs		42	42		168	168
TOTAL Pool & Landcaping	4,652	5,304	652	19,402	21,216	1,814

Maintenance & Repairs

Building Maintenance		583	583	2,445	2,332	(113)
Building Repairs - Interior		42	42	305	168	(137)
Plumbing	225	125	(100)	600	500	(100)
TOTAL Maintenance & Repairs	225	750	525	3,350	3,000	(350)

Utilities

Trash Pickup	2,310	2,310		9,290	9,240	(50)
--------------	-------	-------	--	-------	-------	------

	<u>April 2016</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,565	1,583	18	6,253	6,332	79
Utilities : Water/Sewer	5,173	5,417	244	21,535	21,668	133
TOTAL Utilities	9,048	9,310	262	37,078	37,240	162
General						
Miscellaneous		42	42	(203)	168	371
Social		21	21		84	84
Bad Debt		208	208	132	832	700
TOTAL General		271	271	(71)	1,084	1,155
Taxes	75	29	(46)	370	116	(254)
Pest Control		42	42	1,200	168	(1,032)
Meeting Expense		17	17		68	68
Pond Maintenance	277	292	15	1,108	1,168	60
Total Expenses	16,780	21,930	5,150	81,235	87,720	6,485
Net Income	5,203	(3)	5,206	10,394	(12)	10,406