



# Association Management Report

**December 2016**

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

12/31/2016

### Assets

Accounts Receivable	19,807.87
First Citizens OPx8472	1,736.80
<b><u>Total Assets</u></b>	<b><u>21,544.67</u></b>

### Liabilities

Accounts Receivable Over Collected	11,603.14
Accounts Payable - Net Total	16,617.49
Vanco Payments - Attorney	130.00
<b><u>Total Liabilities</u></b>	<b><u>28,350.63</u></b>

### Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	(10,901.30)
<b><u>Total Net Worth</u></b>	<b><u>(6,805.96)</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>21,544.67</u></b>

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 12/01/2016 to 12/31/2016

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	20,821.15
Late Fees	275.00

<b>Total Revenue</b>	<b>21,096.15</b>	<b>0.00</b>
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### Expenses

#### Administration

Insurance : Hazard	11,456.36
Phone/ Fax	52.38

<b>TOTAL Administration</b>	<b>11,508.74</b>
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#### Professional Fees

Management : Contract	2,344.00
Management : Administration	176.50

<b>TOTAL Professional Fees</b>	<b>2,520.50</b>
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#### Pool & Landcaping

Landscaping: Contract	3,897.00
Pool : Contract	580.00

<b>TOTAL Pool &amp; Landcaping</b>	<b>4,477.00</b>
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#### Maintenance & Repairs

Building Maintenance	665.00
Plumbing	3,386.00

<b>TOTAL Maintenance &amp; Repairs</b>	<b>4,051.00</b>
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#### Utilities

Trash Pickup	2,310.00
Utilities : Electric	2,519.36
Utilities : Water/Sewer	5,813.08

<b>TOTAL Utilities</b>	<b>10,642.44</b>
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<b>Pond Maintenance</b>	<b>285.00</b>
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<b>Total Expense</b>	<b>33,484.68</b>	<b>0.00</b>
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# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 12/01/2016 to 12/31/2016

Accrual Basis

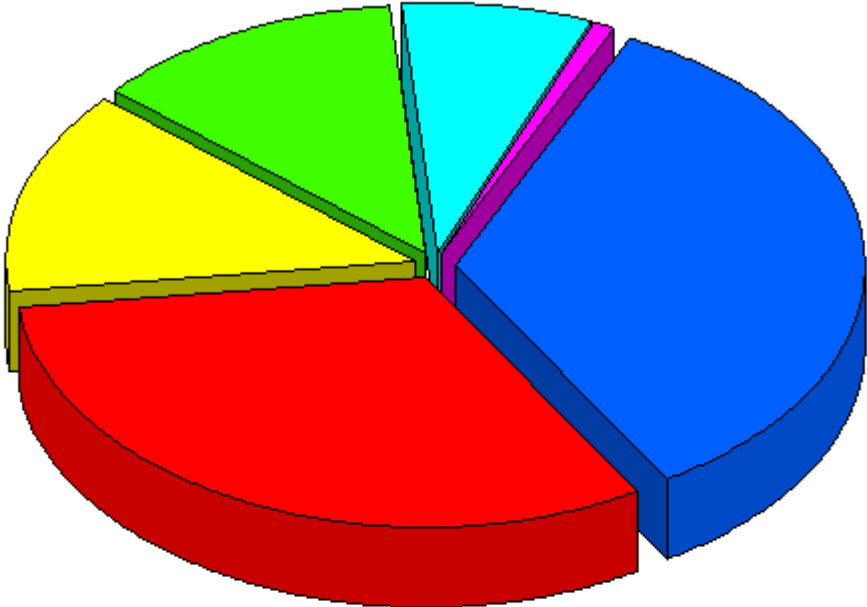
Actual Current  
Period

<b>Net Income</b>	<b>(12,388.53)</b>	<b>0.00</b>
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**Rozzelles Landing Homeowners Association, Inc.**

**Expense Distribution for the Period**

From 12/01/2016 to 12/31/2016



Administration	34.4%
Utilities	31.8%
Pool & Landcaping	13.4%
Maintenance & Repairs	12.1%
Professional Fees	7.5%
Pond Maintenance	0.9%
Total:	100.0%

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

From : 12/01/2016 to 12/31/2016

Accrual Basis

<u>December 2016</u>			<u>January to December</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

**Revenues**

<b>Assessment Income</b>	20,821	21,323	(502)	255,880	255,876	4
<b>Miscellaneous Income</b>		38	(38)	125	500	(375)
<b>Late Fees</b>	275	568	(293)	3,150	6,750	(3,600)
<b>Capital Contribution</b>				3,336		3,336
<b>Total Revenues</b>	<b>21,096</b>	<b>21,929</b>	<b>(833)</b>	<b>262,491</b>	<b>263,126</b>	<b>(635)</b>

**Expenses**

**Administration**

Insurance : Hazard	11,456	3,162	(8,294)	47,073	37,988	(9,085)
Postage & Delivery		125	125	452	1,500	1,048
Phone/ Fax	52	50	(2)	630	600	(30)
<b>TOTAL Administration</b>	<b>11,508</b>	<b>3,337</b>	<b>(8,171)</b>	<b>48,155</b>	<b>40,088</b>	<b>(8,067)</b>

**Professional Fees**

Management : Contract	2,344	2,344		28,128	28,128	
Management : Administration	176	163	(14)	2,380	2,000	(380)
Accounting		19	19		250	250
Legal Fees		38	38	547	500	(47)
<b>TOTAL Professional Fees</b>	<b>2,520</b>	<b>2,564</b>	<b>43</b>	<b>31,055</b>	<b>30,878</b>	<b>(177)</b>

**Pool & Landcaping**

Pool : Repairs		125	125	1,134	1,500	366
Landscaping : Other		656	656	3,303	7,916	4,613
Landscaping: Contract	3,897	3,897		47,344	46,764	(580)
Pool : Contract	580	580		6,510	6,960	450
Pool Clubhouse Repairs		38	38	250	500	250
<b>TOTAL Pool &amp; Landcaping</b>	<b>4,477</b>	<b>5,296</b>	<b>819</b>	<b>58,541</b>	<b>63,640</b>	<b>5,099</b>

**Maintenance & Repairs**

Building Maintenance	665	587	(78)	7,250	7,000	(250)
Building Repairs - Interior		38	38	305	500	195
Plumbing	3,386	125	(3,261)	3,986	1,500	(2,486)
<b>TOTAL Maintenance &amp; Repairs</b>	<b>4,051</b>	<b>750</b>	<b>(3,301)</b>	<b>11,541</b>	<b>9,000</b>	<b>(2,541)</b>

**Utilities**

Trash Pickup	2,310	2,310		27,835	27,720	(115)
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	<u>December 2016</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	2,519	1,587	(932)	18,693	19,000	307
Utilities : Water/Sewer	5,813	5,413	(400)	66,677	65,000	(1,677)
<b>TOTAL Utilities</b>	<b>10,642</b>	<b>9,310</b>	<b>(1,332)</b>	<b>113,205</b>	<b>111,720</b>	<b>(1,485)</b>
<b>General</b>						
Miscellaneous		38	38	1,474	500	(974)
Social		19	19		250	250
Bad Debt		212	212	2,516	2,500	(16)
<b>TOTAL General</b>	<b>0</b>	<b>269</b>	<b>269</b>	<b>3,990</b>	<b>3,250</b>	<b>(740)</b>
<b>Taxes</b>		31	31	1,599	350	(1,249)
<b>Pest Control</b>		38	38	1,965	500	(1,465)
<b>Meeting Expense</b>		13	13		200	200
<b>Pond Maintenance</b>	285	288	3	3,340	3,500	160
<b>Total Expenses</b>	<b>33,483</b>	<b>21,896</b>	<b>(11,588)</b>	<b>273,391</b>	<b>263,126</b>	<b>(10,265)</b>
<b>Net Income</b>	<b>(12,387)</b>	<b>33</b>	<b>(12,420)</b>	<b>(10,900)</b>	<b>0</b>	<b>(10,900)</b>