



# Association Management Report

June 2016

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

**[www.mycmg.com](http://www.mycmg.com)**

Phone | 1-877-252-3327

Fax | 704-509-2429

# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

06/30/2016

### Assets

Accounts Receivable	16,114.37
Items Cashed and not yet Deposited	134.33
First Citizens OPx8472	22,629.97

### Total Assets

38,878.67

### Liabilities

Accounts Receivable Over Collected	13,014.27
Accounts Payable - Net Total	4,609.42
Vanco Payments - Attorney	130.00

### Total Liabilities

17,753.69

### Net Worth

Current Operation Fund	(61,283.95)
Reserves	65,414.29
Net Income	16,994.64

### Total Net Worth

21,124.98

### Total Net Worth and Liabilities

38,878.67

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 06/01/2016 to 06/30/2016

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	20,821.15
Miscellaneous Income	50.00
Late Fees	225.00
Capital Contribution	530.88

<b>Total Revenue</b>	<b>21,627.03</b>	<b>0.00</b>
----------------------	------------------	-------------

### Expenses

#### Administration

Phone/ Fax	52.41
------------	-------

<b>TOTAL Administration</b>	<b>52.41</b>
-----------------------------	--------------

#### Professional Fees

Management : Contract	2,344.00
-----------------------	----------

Management : Administration	266.80
-----------------------------	--------

Legal Fees	183.00
------------	--------

<b>TOTAL Professional Fees</b>	<b>2,793.80</b>
--------------------------------	-----------------

#### Pool & Landcaping

Pool : Repairs	300.00
----------------	--------

Landscaping : Other	171.58
---------------------	--------

Landscaping: Contract	3,897.00
-----------------------	----------

Pool : Contract	580.00
-----------------	--------

<b>TOTAL Pool &amp; Landcaping</b>	<b>4,948.58</b>
------------------------------------	-----------------

#### Maintenance & Repairs

Building Maintenance	214.51
----------------------	--------

<b>TOTAL Maintenance &amp; Repairs</b>	<b>214.51</b>
--	---------------

#### Utilities

Trash Pickup	2,310.00
--------------	----------

Utilities : Electric	1,619.30
----------------------	----------

Utilities : Water/Sewer	6,892.71
-------------------------	----------

<b>TOTAL Utilities</b>	<b>10,822.01</b>
------------------------	------------------

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 06/01/2016 to 06/30/2016

Accrual Basis

Actual Current  
Period

### General

Miscellaneous

1,517.98

**TOTAL General**

1,517.98

**Pest Control**

700.00

**Pond Maintenance**

277.00

**Total Expense**

**21,326.29**

**0.00**

**Net Income**

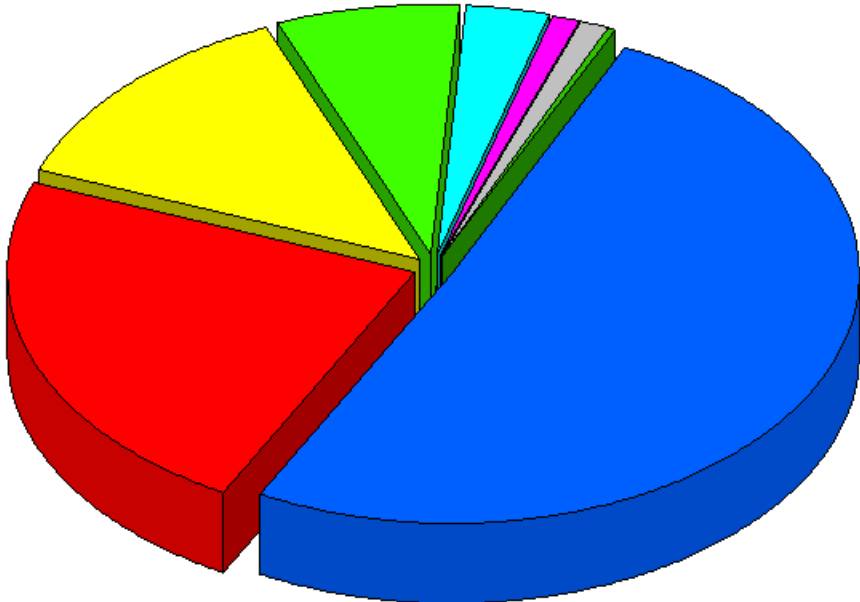
**300.74**

**0.00**

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 06/01/2016 to 06/30/2016



Utilities	50.7%
Pool & Landcaping	23.2%
Professional Fees	13.1%
General	7.1%
Pest Control	3.3%
Pond Maintenance	1.3%
Maintenance & Repairs	1.0%
Administration	0.2%
Total:	100.0%

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

From : 06/01/2016 to 06/30/2016

Accrual Basis

<u>June 2016</u>			<u>January to June</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)	130,953	127,938	3,015
<b>Miscellaneous Income</b>	50	42	8	75	252	(177)
<b>Late Fees</b>	225	562	(337)	1,675	3,372	(1,697)
<b>Capital Contribution</b>	531		531	1,730		1,730
<b>Total Revenues</b>	<b>21, 627</b>	<b>21, 927</b>	<b>(300)</b>	<b>134, 433</b>	<b>131, 562</b>	<b>2, 871</b>

**Expenses**

**Administration**

Insurance : Hazard		3,166	3,166	8,379	18,996	10,617
Postage & Delivery		125	125	251	750	499
Phone/ Fax	52	50	(2)	315	300	(15)
<b>TOTAL Administration</b>	<b>52</b>	<b>3,341</b>	<b>3,289</b>	<b>8,945</b>	<b>20,046</b>	<b>11,101</b>

**Professional Fees**

Management : Contract	2,344	2,344		14,064	14,064	
Management : Administration	267	167	(100)	1,447	1,002	(445)
Accounting		21	21		126	126
Legal Fees	183	42	(141)	318	252	(66)
<b>TOTAL Professional Fees</b>	<b>2,794</b>	<b>2,574</b>	<b>(220)</b>	<b>15,829</b>	<b>15,444</b>	<b>(385)</b>

**Pool & Landcaping**

Pool : Repairs	300	125	(175)	1,134	750	(384)
Landscaping : Other	172	660	488	1,490	3,960	2,470
Landscaping: Contract	3,897	3,897		23,382	23,382	
Pool : Contract	580	580		3,610	3,480	(130)
Pool Clubhouse Repairs		42	42		252	252
<b>TOTAL Pool &amp; Landcaping</b>	<b>4,949</b>	<b>5,304</b>	<b>355</b>	<b>29,616</b>	<b>31,824</b>	<b>2,208</b>

**Maintenance & Repairs**

Building Maintenance	215	583	368	2,660	3,498	838
Building Repairs - Interior		42	42	305	252	(53)
Plumbing		125	125	600	750	150
<b>TOTAL Maintenance &amp; Repairs</b>	<b>215</b>	<b>750</b>	<b>535</b>	<b>3,565</b>	<b>4,500</b>	<b>935</b>

**Utilities**

Trash Pickup	2,310	2,310		13,975	13,860	(115)
--------------	-------	-------	--	--------	--------	-------

	<u>June 2016</u>			<u>January to June</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,619	1,583	(36)	9,318	9,498	180
Utilities : Water/Sewer	6,893	5,417	(1,476)	28,428	32,502	4,074
<b>TOTAL Utilities</b>	<b>10,822</b>	<b>9,310</b>	<b>(1,512)</b>	<b>51,721</b>	<b>55,860</b>	<b>4,139</b>
<b>General</b>						
Miscellaneous	1,518	42	(1,476)	1,315	252	(1,063)
Social		21	21		126	126
Bad Debt		208	208	2,516	1,248	(1,268)
<b>TOTAL General</b>	<b>1,518</b>	<b>271</b>	<b>(1,247)</b>	<b>3,831</b>	<b>1,626</b>	<b>(2,205)</b>
<b>Taxes</b>		29	29	370	174	(196)
<b>Pest Control</b>	700	42	(658)	1,900	252	(1,648)
<b>Meeting Expense</b>		17	17		102	102
<b>Pond Maintenance</b>	277	292	15	1,662	1,752	90
<b>Total Expenses</b>	<b>21,327</b>	<b>21,930</b>	<b>603</b>	<b>117,439</b>	<b>131,580</b>	<b>14,141</b>
<b>Net Income</b>	<b>300</b>	<b>(3)</b>	<b>303</b>	<b>16,994</b>	<b>(18)</b>	<b>17,012</b>