



# Association Management Report

May 2016

Prepared for:

**Rozzelles Landing Homeowners Association, Inc.**



Community Association Management Professionals

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# Rozzelles Landing Homeowners Association, Inc.

## Balance Sheet

05/31/2016

### Assets

Accounts Receivable	15,777.42
Items Cashed and not yet Deposited	266.00
First Citizens OPx8472	20,095.99

### Total Assets

36,139.41

### Liabilities

Accounts Receivable Over Collected	13,617.12
Accounts Payable - Net Total	1,568.05
Vanco Payments - Attorney	130.00

### Total Liabilities

15,315.17

### Net Worth

Current Operation Fund	(61,283.95)
Reserves	65,414.29
Net Income	16,693.90

### Total Net Worth

20,824.24

### Total Net Worth and Liabilities

36,139.41

# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 05/01/2016 to 05/31/2016

Accrual Basis

Actual Current  
Period

### Revenues

Assessment Income	20,821.15
Miscellaneous Income	25.00
Late Fees	200.00
Capital Contribution	131.00

<b>Total Revenue</b>	<b>21,177.15</b>	<b>0.00</b>
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### Expenses

#### Administration

Phone/ Fax	52.41
<b>TOTAL Administration</b>	<b>52.41</b>

#### Professional Fees

Management : Contract	2,344.00
Management : Administration	643.60
Legal Fees	90.00
<b>TOTAL Professional Fees</b>	<b>3,077.60</b>

#### Pool & Landcaping

Pool : Repairs	450.00
Landscaping : Other	338.49
Landscaping: Contract	3,897.00
Pool : Contract	580.00
<b>TOTAL Pool &amp; Landcaping</b>	<b>5,265.49</b>

#### Utilities

Trash Pickup	2,375.00
Utilities : Electric	1,446.14
<b>TOTAL Utilities</b>	<b>3,821.14</b>

#### General

Bad Debt	2,383.72
<b>TOTAL General</b>	<b>2,383.72</b>

<b>Pond Maintenance</b>	<b>277.00</b>
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# Rozzelles Landing Homeowners Association, Inc.

## Revenue and Expense Statement

From 05/01/2016 to 05/31/2016

Accrual Basis

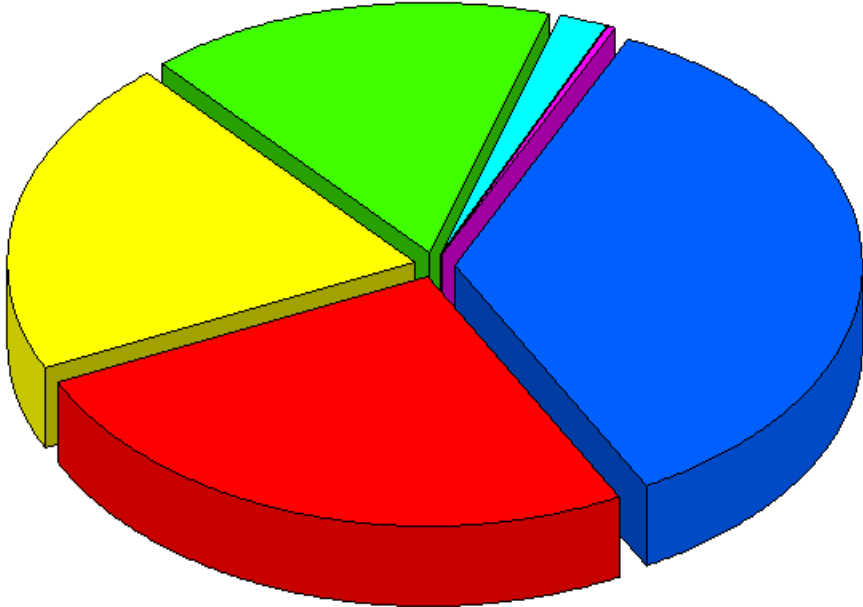
Actual Current  
Period

<b>Total Expense</b>	<b>14,877.36</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,299.79</b>	<b>0.00</b>

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 05/01/2016 to 05/31/2016



Pool & Landcaping	35.4%
Utilities	25.7%
Professional Fees	20.7%
General	16.0%
Pond Maintenance	1.9%
Administration	0.4%
Total:	100.0%

# Rozzelles Landing Homeowners Association, Inc.

## Income and Expense Comparative Statement

From : 05/01/2016 to 05/31/2016

Accrual Basis

<u>May 2016</u>			<u>January to May</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)	110,132	106,615	3,517
<b>Miscellaneous Income</b>	25	42	(17)	25	210	(185)
<b>Late Fees</b>	200	562	(362)	1,450	2,810	(1,360)
<b>Capital Contribution</b>	131		131	1,199		1,199
<b>Total Revenues</b>	<b>21, 177</b>	<b>21 ,927</b>	<b>(750)</b>	<b>112 ,806</b>	<b>109, 635</b>	<b>3 ,171</b>

### Expenses

#### **Administration**

Insurance : Hazard		3,166	3,166	8,379	15,830	7,451
Postage & Delivery		125	125	251	625	374
Phone/ Fax	52	50	(2)	262	250	(12)
<b>TOTAL Administration</b>	<b>52</b>	<b>3,341</b>	<b>3,289</b>	<b>8,892</b>	<b>16,705</b>	<b>7,813</b>

#### **Professional Fees**

Management : Contract	2,344	2,344		11,720	11,720	
Management : Administration	644	167	(477)	1,180	835	(345)
Accounting		21	21		105	105
Legal Fees	90	42	(48)	135	210	75
<b>TOTAL Professional Fees</b>	<b>3,078</b>	<b>2,574</b>	<b>(504)</b>	<b>13,035</b>	<b>12,870</b>	<b>(165)</b>

#### **Pool & Landcaping**

Pool : Repairs	450	125	(325)	834	625	(209)
Landscaping : Other	338	660	322	1,318	3,300	1,982
Landscaping: Contract	3,897	3,897		19,485	19,485	
Pool : Contract	580	580		3,030	2,900	(130)
Pool Clubhouse Repairs		42	42		210	210
<b>TOTAL Pool &amp; Landcaping</b>	<b>5,265</b>	<b>5,304</b>	<b>39</b>	<b>24,667</b>	<b>26,520</b>	<b>1,853</b>

#### **Maintenance & Repairs**

Building Maintenance		583	583	2,445	2,915	470
Building Repairs - Interior		42	42	305	210	(95)
Plumbing		125	125	600	625	25
<b>TOTAL Maintenance &amp; Repairs</b>		<b>750</b>	<b>750</b>	<b>3,350</b>	<b>3,750</b>	<b>400</b>

#### **Utilities**

Trash Pickup	2,375	2,310	(65)	11,665	11,550	(115)
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	<u>May 2016</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Utilities : Electric	1,446	1,583	137	7,699	7,915	216
Utilities : Water/Sewer		5,417	5,417	21,535	27,085	5,550
<b>TOTAL Utilities</b>	<b>3,821</b>	<b>9,310</b>	<b>5,489</b>	<b>40,899</b>	<b>46,550</b>	<b>5,651</b>
<b>General</b>						
Miscellaneous		42	42	(203)	210	413
Social		21	21		105	105
Bad Debt	2,384	208	(2,176)	2,516	1,040	(1,476)
<b>TOTAL General</b>	<b>2,384</b>	<b>271</b>	<b>(2,113)</b>	<b>2,313</b>	<b>1,355</b>	<b>(958)</b>
<b>Taxes</b>		29	29	370	145	(225)
<b>Pest Control</b>		42	42	1,200	210	(990)
<b>Meeting Expense</b>		17	17		85	85
<b>Pond Maintenance</b>	277	292	15	1,385	1,460	75
<b>Total Expenses</b>	<b>14,877</b>	<b>21,930</b>	<b>7,053</b>	<b>96,111</b>	<b>109,650</b>	<b>13,539</b>
<b>Net Income</b>	<b>6,300</b>	<b>(3)</b>	<b>6,303</b>	<b>16,695</b>	<b>(15)</b>	<b>16,710</b>