



Association Management Report

September 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

09/30/2016

Assets

Accounts Receivable	15,145.99
First Citizens OPx8472	16,558.50

<u>Total Assets</u>	<u>31,704.49</u>
----------------------------	-------------------------

Liabilities

Accounts Receivable Over Collected	12,295.53
Accounts Payable - Net Total	11,658.91
Vanco Payments - Attorney	130.00

<u>Total Liabilities</u>	<u>24,084.44</u>
---------------------------------	-------------------------

Net Worth

Current Operation Fund	(61,318.95)
Reserves	65,414.29
Net Income	3,524.71

<u>Total Net Worth</u>	<u>7,620.05</u>
-------------------------------	------------------------

<u>Total Net Worth and Liabilities</u>	<u>31,704.49</u>
---	-------------------------

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 09/01/2016 to 09/30/2016

Accrual Basis

Actual Current
Period

Revenues

Assessment Income	20,821.15
Late Fees	225.00

Total Revenue	21,046.15	0.00
----------------------	------------------	-------------

Expenses

Administration

Insurance : Hazard	5,378.78
Phone/ Fax	52.44

TOTAL Administration	5,431.22
-----------------------------	-----------------

Professional Fees

Management : Contract	2,344.00
Management : Administration	184.50
Legal Fees	92.00

TOTAL Professional Fees	2,620.50
--------------------------------	-----------------

Pool & Landcaping

Landscaping : Other	1,380.00
Landscaping: Contract	3,897.00
Pool : Contract	580.00
Pool Clubhouse Repairs	250.00

TOTAL Pool & Landcaping	6,107.00
------------------------------------	-----------------

Maintenance & Repairs

Building Maintenance	525.54
----------------------	--------

TOTAL Maintenance & Repairs	525.54
--	---------------

Utilities

Trash Pickup	2,310.00
Utilities : Electric	1,624.65
Utilities : Water/Sewer	10,029.76

TOTAL Utilities	13,964.41
------------------------	------------------

General

Rozzelles Landing Homeowners Association, Inc.

Revenue and Expense Statement

From 09/01/2016 to 09/30/2016

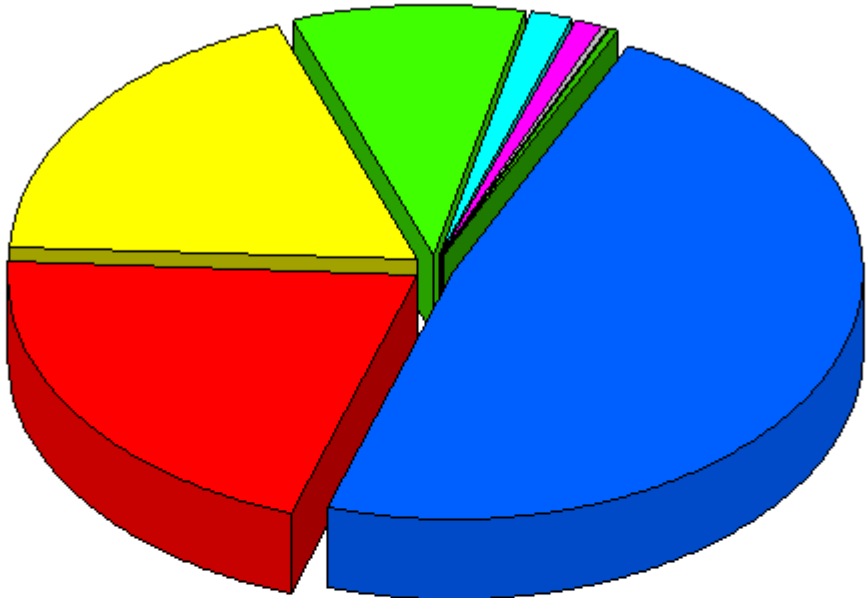
Accrual Basis

	Actual Current Period	
Miscellaneous	117.98	
TOTAL General	<u>117.98</u>	
Pest Control	65.00	
Pond Maintenance	277.00	
Total Expense	29,108.65	0.00
Net Income	(8,062.50)	0.00

Rozzelles Landing Homeowners Association, Inc.

Expense Distribution for the Period

From 09/01/2016 to 09/30/2016



Utilities	48.0%
Pool & Landcaping	21.0%
Administration	18.7%
Professional Fees	9.0%
Maintenance & Repairs	1.8%
Pond Maintenance	1.0%
General	0.4%
Pest Control	0.2%
Total:	100.0%

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

From : 09/01/2016 to 09/30/2016

Accrual Basis

<u>September 2016</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)	125	378	(253)
Late Fees	225	562	(337)	2,300	5,058	(2,758)
Capital Contribution				2,537		2,537
Total Revenues	21,046	21,927	(881)	198,378	197,343	1,035

Expenses

Administration

Insurance : Hazard	5,379	3,166	(2,213)	24,510	28,494	3,984
Postage & Delivery		125	125	452	1,125	673
Phone/ Fax	52	50	(2)	472	450	(22)
TOTAL Administration	5,431	3,341	(2,090)	25,434	30,069	4,635

Professional Fees

Management : Contract	2,344	2,344		21,096	21,096	
Management : Administration	184	167	(18)	1,901	1,503	(398)
Accounting		21	21		189	189
Legal Fees	92	42	(50)	410	378	(32)
TOTAL Professional Fees	2,620	2,574	(47)	23,407	23,166	(241)

Pool & Landcaping

Pool : Repairs		125	125	1,134	1,125	(9)
Landscaping : Other	1,380	660	(720)	3,231	5,940	2,709
Landscaping: Contract	3,897	3,897		35,073	35,073	
Pool : Contract	580	580		5,350	5,220	(130)
Pool Clubhouse Repairs	250	42	(208)	250	378	128
TOTAL Pool & Landcaping	6,107	5,304	(803)	45,038	47,736	2,698

Maintenance & Repairs

Building Maintenance	526	583	57	5,062	5,247	185
Building Repairs - Interior		42	42	305	378	73
Plumbing		125	125	600	1,125	525
TOTAL Maintenance & Repairs	526	750	224	5,967	6,750	783

Utilities

Trash Pickup	2,310	2,310		20,905	20,790	(115)
--------------	-------	-------	--	--------	--------	-------

	<u>September 2016</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 : Electric	1,625	1,583	(42)	14,050	14,247	197
Utilities : Water/Sewer	10,030	5,417	(4,613)	50,004	48,753	(1,251)
TOTAL Utilities	13,965	9,310	(4,655)	84,959	83,790	(1,169)
General						
Miscellaneous	118	42	(76)	1,474	378	(1,096)
Social		21	21		189	189
Bad Debt		208	208	2,516	1,872	(644)
TOTAL General	118	271	153	3,990	2,439	(1,551)
Taxes		29	29	1,599	261	(1,338)
Pest Control	65	42	(23)	1,965	378	(1,587)
Meeting Expense		17	17		153	153
Pond Maintenance	277	292	15	2,493	2,628	135
Total Expenses	29,109	21,930	(7,180)	194,852	197,370	2,518
Net Income	(8,063)	(3)	(8,060)	3,526	(27)	3,553