
MANAGEMENT MEMORANDUM

TO: LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION BOARD OF DIRECTORS
FROM: COMMUNITY MANAGEMENT CORPORATION
SUBJECT: APRIL 2016 FINANCIAL REPORT
DATE: 5/19/2016

CASH & INVESTMENTS

As of April 30, 2016 Lake Manassas Residential Owners Association had \$519,144.75 in operating funds. The Association currently has one money market account with CAB in the amount of \$150,386.80. The Association currently has 9 CD's, totaling \$739,000.00 (see attached report for maturity dates & interest rates) and a Money Market account with Middleburg bank of \$108,530.88. With accrued interest, the Association has a total of cash and investments of \$1,518,951.90.

BALANCE SHEET

As of April 30, 2016 (43) accounts were delinquent in the amount of \$52,160.09 and (302) accounts were prepaid in the amount of \$78,813.18. Lake Manassas Residential Owners Association has a delinquency rate of 3.8% of the total assessments (\$1,351,768.00). This rate will change monthly as payments are made and others fall delinquent. The industry standard for assessments receivable is 5% so the association continues to have a lower than standard delinquency rate at this time.

	# of accounts	total amount	Rate of Delinquency
30-day	23	\$7,338.67	14.07%
31-60 day	6	\$3,555.65	6.82%
61-90 day	2	\$2,357.90	4.52%
91-120 day	2	\$1,608.81	3.08%
120+ day	10	\$37,299.06	71.51%
TOTAL	43	\$52,160.09	100.00%

The Repair & Replacement Reserves balance as of April 30, 2016 was \$1,311,341.21 and is not fully supported by cash & investments, with a deficit of \$89,322.14.

This was calculated using the following formula:

TOTAL CASH & INVESTMENTS:	\$1,518,951.90
Minus TOTAL LIABILITIES:	(\$177,263.20)
TOTAL CASH:	\$1,341,688.70
Minus SETTLEMENT FUNDS*	(\$119,669.63) *Designated Funds
AVAILABLE FOR RESERVES:	\$1,222,019.07
Minus AMOUNT EARMARKED FOR	
REPAIR & REPLACEMENT RESERVES*	(\$1,311,341.21) *Designated Funds

EQUALS A DEFICIT OF

\$89,322.14

The Basheer settlement funds are Designated funds separate from reserve funds, and since the money was already received, should be considered 100% funded.

There is a negative balance of \$60,900.87 in Prior Year Equity. This is the cumulative year-end surpluses and deficits over the life of the Association. Auditors recommend between 10-20% of Budgeted Annual Assessment Income be in the Prior Year Equity Account at all times.

INCOME & EXPENSE STATEMENT

As of April 30, 2016 the Association showed a positive on the year of \$1,518.95 (The projected full year expense cost for each line item may be found on the 2nd to last column on the Income & Expense Projection Report.)

Year to Date Expense Variances

Administrative Expenses:

The Association is showing a POSITIVE VARIANCE of \$9,057.14. Savings were in the areas of BOD Minutes cost, Architectural needs, office supplies, C3 costs, office supplies, and transponder costs.

Payroll & Benefits Expenses:

The Association is showing a POSITIVE VARIANCE of \$4,948.43. This is mainly from savings in the area of the Security Contract and the services of off duty police patrol.

Utilities:

The Association is showing a POSITIVE VARIANCE of \$10,154.82. This is primarily due to savings in the water service and Telephone/Internet.

Landscaping:

The Association is showing a NEGATIVE VARIANCE of \$87.81. This is due to the cost for mulch coded to this GL and not accounted for in the budget spread for March.

Contracted Services:

The Association is showing a NEGATIVE VARIANCE of \$19,263.78. This is solely due to the snow removal services required in blizzard conditions.

Repair and Maintenance:

The Association is showing a POSITIVE VARIANCE of \$10,000.27. This is due to savings in the Common Area Repair & Maintenance.

Pool/Community Center Expenses:

The association is showing a POSITIVE VARIANCE of \$2,442.00. This is mostly because of savings in electrical costs.

Professional Services:

The Association is showing a POSITIVE VARIANCE of \$4,441.69. This is due to savings in the need of legal counsel regarding reviews or recommendations to the Board.

Account Holdings as of April 30, 2016

CASH AND CASH EQUIVALENTS

Description	Current Balance
Cash	-\$100,905.00
Money Market Funds	208,535.68
TOTAL CASH AND CASH EQUIVALENTS	\$108,330.68

CERTIFICATES OF DEPOSIT

Date Acquired	Description/Security ID	Quantity	Price	Market Value	Unit Cost	Cost Basis	Unrealized Gain or Loss	Estimated Annual Income	Accrued Int./Est. 30-Day Yld.
03/17/15	AILEY BANK MIDVALE UT CD EDIC SEMI CPN 1.100% DUE 09/19/17 DTD 03/19/15 FC 03/19/15 02006LPK3	100,000	\$100.4331	\$100,433.10	\$100.0050	\$100,002.79	\$430.31	\$1,100	\$129.59 1.10%
10/08/14	GE CAPITAL BANK SALT LAKE CITY UT CD EDIC SEMI CPN 1.156% DUE 04/10/17 DTD 10/10/14 FC 04/10/15 3615114EZ	80,000	100.4234	80,358.72	100.0055	80,001.91	356.81	920	52.93 1.15%
12/24/13	GE CAPITAL RETAIL BANK DRAFER UT CD EDIC SEMI CPN 1.000% DUE 01/03/17 DTD 12/27/13 FC 05/30/14 361510UD7	80,000	100.323	80,258.40	100.0063	80,001.14	257.25	800	257.40 1.00%

CERTIFICATES OF DEPOSIT continue on page 4



Questions? Contact Patrick Hejimen
(540)687-4845

Account Holdings / Investment Account: 76623802



Lake Manassas HOA

April 2016 Financial Report

Statement prepared by: Rhonda Davis



Associa

Community Management Corporation

Investment Listing Report

Lake Manassas ROA

As of Sat Apr 30, 2016

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Cash & Investments 1013 - PPB Operating 1801 Pacific Premier Bank	****1801 Signers: N. Mazzarella S. Philbin	Other	519,144.75	0.000%	06/30/2009	0	
1101 - CAB Money Market Mutual of Omaha Bank	****1762 Signers: BOD	Money Market	150,385.80	0.000%	10/28/2014	0	
1308 - Middleburg Bank MM Middleburg Bank	****8322 Signers: BOD	Money Market	108,530.88	0.020%	01/31/2011	0	
1416 - Middleburg Bank CD Middleburg Bank	**** CDs Signers: BOD	Certificate of Deposit	739,000.00	0.000%	01/31/2011	0	
1730 - Accrued Interest Receivable On Site	****Acct	Other	1,889.47	0.000%	06/30/2009	0	

Total Cash Investments: 1,518,951.90

Total Lake Manassas ROA: 1,518,951.90

Agk

Nauffe
 5/18/16

Balance Sheet Report Lake Manassas ROA

As of April 30, 2016

	<u>Balance Apr 30, 2016</u>	<u>Balance Mar 31, 2016</u>	<u>Change</u>
<u>Assets</u>			
Cash & Investments			
1013 - PPB Operating 1801	519,144.75	508,627.50	10,517.25
1101 - CAB Money Market	150,386.80	150,362.08	24.72
1308 - Middleburg Bank MM	108,530.88	107,214.20	1,316.68
1416 - Middleburg Bank CD	739,000.00	739,000.00	0.00
1730 - Accrued Interest Receivable	1,889.47	2,456.12	(566.65)
Total Cash & Investments	<u>1,518,951.90</u>	<u>1,507,659.90</u>	<u>11,292.00</u>
Current Assets			
1500 - Residential Assessments Receivable	52,160.09	52,107.99	52.10
1510 - Pipestem Receivable	548.25	103.85	444.40
1530 - Allowance for Doubtful Accounts	(36,562.93)	(36,571.66)	8.73
1600 - Prepaid Insurance	1,079.67	1,666.45	(586.78)
1640 - Other Prepaid Expenses	749.48	5,610.50	(4,861.02)
1735 - Other Receivables	5,725.00	0.00	5,725.00
1745 - Taxes Receivable	2,488.00	2,488.00	0.00
1799 - Clearing Account	0.00	(626.88)	626.88
Total Current Assets	<u>26,187.56</u>	<u>24,778.25</u>	<u>1,409.31</u>
Total Assets	<u>1,545,139.46</u>	<u>1,532,438.15</u>	<u>12,701.31</u>
<u>Liabilities</u>			
Current Liabilities			
2010 - Delinquency Fee Payable	0.00	225.00	(225.00)
2015 - A/P Unclaimed Funds	186.84	186.84	0.00
2025 - Transfer Fee Payable	245.95	270.61	(24.66)
2050 - Resident Refunds	400.00	590.22	(190.22)
2300 - Accrued Expenses	48,017.03	46,729.03	1,288.00
2400 - Accrued Payroll Payable	5,187.00	3,806.00	1,381.00

Balance Sheet Report Lake Manassas ROA

As of April 30, 2016

	Balance Apr 30, 2016	Balance Mar 31, 2016	Change
<u>Liabilities</u>			
Current Liabilities			
2500 - Construction Deposits	44,413.20	44,413.20	0.00
2550 - Prepaid Assessments	78,813.18	82,384.21	(3,571.03)
Total Current Liabilities	177,263.20	178,605.11	(1,341.91)
Total Liabilities	177,263.20	178,605.11	(1,341.91)
<u>Owners' Equity</u>			
Unappropriated Owners' Equity			
3000 - Owners Equity - Prior Years	(60,900.87)	(60,900.87)	0.00
3274 - Initial Working Capital	630.80	630.80	0.00
Total Unappropriated Owners' Equity	(60,270.07)	(60,270.07)	0.00
Reserves			
3102 - Repair & Replacement Reserve - Prior Yrs	1,065,057.96	1,065,057.96	0.00
3188 - Interest Reserves - Prior Yrs	51,890.76	51,890.76	0.00
3276 - Reserve Contributions	263,450.00	237,105.00	26,345.00
3280 - Reserve Expenditures	(69,057.51)	(55,236.78)	(13,820.73)
Total Reserves	1,311,341.21	1,298,816.94	12,524.27
Settlement Funds			
3124 - Basheer Unallocated Settlement Fund	134,000.00	134,000.00	0.00
3250 - Basheer Settlement Fund	13,943.58	13,943.58	0.00
3254 - Settlement Fund - AM Gate	(26,230.47)	(26,230.47)	0.00

**Balance Sheet Report
Lake Manassas ROA**

As of April 30, 2016

	<u>Balance Apr 30, 2016</u>	<u>Balance Mar 31, 2016</u>	<u>Change</u>
<u>Owners' Equity</u>			
<u>Settlement Funds</u>			
3256 - Settlement Fund - Pool Cameras	(2,043.48)	(2,043.48)	0.00
Total Settlement Funds	<u>119,669.63</u>	<u>119,669.63</u>	<u>0.00</u>
Total Owners' Equity	<u>1,370,740.77</u>	<u>1,358,216.50</u>	<u>12,524.27</u>
Net Income / (Loss)	<u>(2,864.51)</u>	<u>(4,383.46)</u>	<u>1,518.95</u>
Total Liabilities and Equity	<u>1,545,139.46</u>	<u>1,532,438.15</u>	<u>12,701.31</u>

Income Statement Summary

Lake Manassas ROA

April 01, 2016 thru April 30, 2016

	Current Period		Year to Date (10 months)		Annual Budget	
	Actual	Budget	Actual	Budget		Variance
Total Assessment Income	109,718.00	109,128.00	1,098,355.69	1,133,512.00	(35,156.31)	1,351,768.00
Total Other Income	2,411.21	1,773.50	20,973.37	17,455.50	3,517.87	21,000.00
Total Income	112,129.21	110,901.50	1,119,329.06	1,150,967.50	(31,638.44)	1,372,768.00
Total Administrative	28,604.60	19,522.50	209,920.36	218,977.50	(9,057.14)	261,973.00
Total Payroll & Benefits	20,287.82	21,566.00	210,712.57	215,661.00	(4,948.43)	258,793.00
Total Insurance	1,054.62	1,208.50	10,451.06	12,083.50	(1,632.44)	14,500.00
Total Utilities	1,836.15	3,275.00	22,595.18	32,750.00	(10,154.82)	39,300.00
Total Landscaping	7,988.50	8,233.50	84,321.31	84,233.50	87.81	106,200.00
Total Contracted Services	6,952.55	6,733.50	168,933.28	149,669.50	19,263.78	163,136.00
Total Repair & Maintenance	2,452.53	2,666.50	16,666.23	26,666.50	(10,000.27)	32,000.00
Total Pool/Community Center Expenses	9,005.49	7,990.50	44,677.00	47,119.00	(2,442.00)	66,100.00
Total Professional Services	6,083.00	9,081.50	89,171.81	93,613.50	(4,441.69)	111,476.00
Total Taxes	0.00	0.00	1,294.77	1,150.00	144.77	1,150.00
Total Other Expenses	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
Total Reserve Contributions	26,345.00	26,345.00	263,450.00	263,450.00	0.00	316,140.00
Total Expense	110,610.26	106,622.50	1,122,193.57	1,147,374.00	(25,180.43)	1,372,768.00
Net Income / (Loss)	1,518.95	4,279.00	(2,864.51)	3,593.50	(6,458.01)	0.00

Income Statement Report
Lake Manassas ROA
 April 01, 2016 thru April 30, 2016

	Current Period		Year to Date (10 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4001 - Residential Assessments	105,024.00	105,984.00	1,047,556.89	1,059,840.00	1,271,808.00	224,251.11
4014 - Townhome Assessments	2,150.00	1,720.00	20,656.00	17,200.00	20,640.00	(16.00)
4016 - Capital Contribution	0.00	384.00	0.00	3,072.00	3,840.00	3,840.00
4080 - Pipe Stem Assessment	1,008.00	1,040.00	10,414.80	10,400.00	12,480.00	2,065.20
4120 - Initial Contribution	0.00	0.00	2,832.00	0.00	0.00	(2,832.00)
4125 - Developer Assessments	1,536.00	0.00	16,896.00	43,000.00	43,000.00	26,104.00
Total Assessment Income	109,718.00	109,128.00	1,098,355.69	1,133,512.00	1,351,768.00	253,412.31
Other Income						
4205 - Application Fees	0.00	273.00	3,145.00	2,455.00	3,000.00	(145.00)
4220 - Gate & Access Fees	0.00	417.00	3,500.00	4,167.00	5,000.00	1,500.00
4245 - Newsletter Advertising	0.00	0.00	50.00	0.00	0.00	(50.00)
4710 - Late Fees & Interest	269.50	250.00	2,969.49	2,500.00	3,000.00	30.51
4720 - Legal Reimbursements	1,361.96	333.50	4,965.34	3,333.50	4,000.00	(965.34)
4805 - Violation Charges	0.00	166.50	(900.00)	1,666.50	2,000.00	2,900.00
4910 - Interest Earned - Reserve Accounts	779.75	333.50	7,243.54	3,333.50	4,000.00	(3,243.54)
Total Other Income	2,411.21	1,773.50	20,973.37	17,455.50	21,000.00	26.63
Total Income	112,129.21	110,901.50	1,119,329.06	1,150,967.50	1,372,768.00	253,438.94
Expense						
Administrative						
5010 - Bad Debt	0.00	0.00	0.00	17,000.00	17,000.00	17,000.00
5015 - Bank Charges	15.00	16.50	(30.05)	166.50	200.00	230.05
5020 - Board Expenses/Minutes	571.40	0.00	2,304.40	3,000.00	4,000.00	1,695.60
5030 - Coupon Costs	180.00	275.00	2,207.00	2,750.00	3,300.00	1,093.00
5035 - Architectural	375.00	166.50	505.00	1,666.50	2,000.00	1,495.00
5040 - Computer Other-C3	250.00	354.00	2,500.00	3,541.50	4,250.00	1,750.00
5065 - Committee Expenses	0.00	0.00	0.00	250.00	500.00	500.00
5090 - Office Supplies	916.58	700.00	6,416.49	7,000.00	8,400.00	1,983.51
5095 - Transponders	1,532.88	0.00	982.88	2,300.00	4,600.00	3,617.12

Income Statement Report

Lake Manassas ROA

April 01, 2016 thru April 30, 2016

Expense	Current Period		Year to Date (10 months)			Annual		
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Administrative								
5100 - Storage Rental	192.50	193.50	(1.00)	1,949.50	1,933.50	16.00	2,320.00	370.50
5115 - Web Site Maintenance	50.00	40.00	10.00	495.00	400.00	95.00	480.00	(15.00)
5195 - Miscellaneous Expenses	0.00	0.00	0.00	271.50	0.00	271.50	0.00	(271.50)
5210 - Printing & Copying	555.48	333.50	221.98	5,611.97	3,333.50	2,278.47	4,000.00	(1,611.97)
5215 - Postage	216.45	333.50	(117.05)	3,625.12	3,333.50	291.62	4,000.00	374.88
5225 - Newsletter Services	331.88	0.00	331.88	993.19	1,200.00	(206.81)	1,600.00	606.81
6300 - Permits & Licenses	0.00	108.50	(108.50)	670.51	1,083.50	(412.99)	1,300.00	629.49
6325 - New Construction Committee	630.00	250.00	380.00	9,141.25	2,500.00	6,641.25	3,000.00	(6,141.25)
8150 - LMA Expenses	22,787.43	16,751.50	6,035.93	172,276.60	167,519.00	4,757.60	201,023.00	28,746.40
Total Administrative	28,604.60	19,522.50	9,082.10	209,920.36	218,977.50	(9,057.14)	261,973.00	52,052.64
Payroll & Benefits								
5300 - Management Payroll Reimbursement	6,772.92	6,982.50	(209.58)	75,001.81	69,827.50	5,174.31	83,793.00	8,791.19
5312 - Security Contract- Western Gatehouse	12,334.90	13,333.50	(998.60)	126,225.76	133,333.50	(7,107.74)	160,000.00	33,774.24
5316 - Off Duty Police Patrol	1,180.00	1,250.00	(70.00)	9,420.00	12,500.00	(3,080.00)	15,000.00	5,580.00
5322 - Casual Labor	0.00	0.00	0.00	65.00	0.00	65.00	0.00	(65.00)
Total Payroll & Benefits	20,287.82	21,566.00	(1,278.18)	210,712.57	215,661.00	(4,948.43)	258,793.00	48,080.43
Insurance								
5445 - General Liability Insurance Premiums	1,054.62	1,208.50	(153.88)	10,451.06	12,083.50	(1,632.44)	14,500.00	4,048.94
Total Insurance	1,054.62	1,208.50	(153.88)	10,451.06	12,083.50	(1,632.44)	14,500.00	4,048.94
Utilities								
6000 - Electric Service	1,281.11	1,000.00	281.11	10,120.75	10,000.00	120.75	12,000.00	1,879.25
6025 - Water Service	34.48	1,250.00	(1,215.52)	4,304.78	12,500.00	(8,195.22)	15,000.00	10,695.22
6040 - Telephone/Internet	520.56	1,025.00	(504.44)	8,169.65	10,250.00	(2,080.35)	12,300.00	4,130.35
Total Utilities	1,836.15	3,275.00	(1,438.85)	22,595.18	32,750.00	(10,154.82)	39,300.00	16,704.82
Landscaping								
6100 - Grounds & Landscaping - Contract	5,610.50	7,333.50	(1,723.00)	71,437.47	73,333.50	(1,896.03)	88,000.00	16,562.53
6150 - Seasonal Color/Plantings	0.00	0.00	0.00	5,749.84	5,500.00	249.84	11,000.00	5,250.16

Income Statement Report
Lake Manassas ROA
 April 01, 2016 thru April 30, 2016

	Current Period		Year to Date (10 months)		Annual	
	Actual	Budget	Actual	Budget	Budget	Remaining
Expense						
Landscaping						
6299 - Irrigation System Contract	2,378.00	900.00	7,134.00	5,400.00	7,200.00	66.00
Total Landscaping	7,988.50	8,233.50	84,321.31	84,233.50	106,200.00	21,878.69
Contracted Services						
6035 - Trash and Recycling Service	6,892.85	6,608.50	66,097.28	66,083.50	79,300.00	13,202.72
6434 - Pest Control	59.70	125.00	597.00	1,250.00	1,500.00	903.00
6442 - Snow Removal Services	0.00	0.00	102,239.00	82,336.00	82,336.00	(19,903.00)
Total Contracted Services	6,952.55	6,733.50	168,933.28	149,669.50	163,136.00	(5,797.28)
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	2,452.53	2,500.00	15,446.92	25,000.00	30,000.00	14,553.08
9814 - Special Projects	0.00	166.50	1,219.31	1,666.50	2,000.00	780.69
Total Repair & Maintenance	2,452.53	2,666.50	16,666.23	26,666.50	32,000.00	15,333.77
Pool/Community Center Expenses						
6438 - Pool Management	8,345.00	7,157.00	36,267.75	35,785.50	50,100.00	13,832.25
6710 - Pool Supplies	430.25	0.00	3,207.14	3,000.00	6,000.00	2,792.86
9918 - Pool/Tennis Center Electricity	230.24	833.50	5,202.11	8,333.50	10,000.00	4,797.89
Total Pool/Community Center Expenses	9,005.49	7,990.50	44,677.00	47,119.00	66,100.00	21,423.00
Professional Services						
7000 - Audit & Tax Services	0.00	400.00	6,200.00	6,300.00	6,300.00	100.00
7010 - Engineering Services	0.00	0.00	2,356.00	500.00	1,000.00	(1,356.00)
7015 - Management Reimbursements	330.00	83.50	565.00	833.50	1,000.00	435.00
7025 - Legal Services - Collections	0.00	1,166.50	13,485.13	11,666.50	14,000.00	514.87
7030 - Legal Services - General Counsel	0.00	1,500.00	8,227.42	15,000.00	18,000.00	9,772.58
7035 - Other Collection Cost	405.00	583.50	4,858.26	5,833.50	7,000.00	2,141.74
7040 - Management Fees	5,348.00	5,348.00	53,480.00	53,480.00	64,176.00	10,696.00
Total Professional Services	6,083.00	9,081.50	89,171.81	93,613.50	111,476.00	22,304.19

Income Statement Report

Lake Manassas ROA

April 01, 2016 thru April 30, 2016

	Current Period		Year to Date (10 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Taxes						
9000 - Federal Income Tax	0.00	0.00	900.00	600.00	300.00	(300.00)
9005 - State Income Tax	0.00	0.00	300.00	400.00	(100.00)	100.00
9015 - Property/Real Estate Tax	0.00	0.00	94.77	150.00	(55.23)	55.23
Total Taxes	0.00	0.00	1,294.77	1,150.00	144.77	(144.77)
Other Expenses						
9908 - Misc Expenses	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
Total Other Expenses	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
Reserve Contributions						
9800 - Repair & Replacement Expenses	26,345.00	26,345.00	263,450.00	263,450.00	0.00	52,690.00
Total Reserve Contributions	26,345.00	26,345.00	263,450.00	263,450.00	0.00	52,690.00
Total Expense	110,610.26	106,622.50	1,122,193.57	1,147,374.00	(25,180.43)	250,574.43
Net Income / (Loss)	1,518.95	4,279.00	(2,864.51)	3,593.50	(6,458.01)	2,864.51

Income and Expense Projection Report

Lake Manassas ROA

Lake Manassas Residential OA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - Residential Assessments	0	0	0	0	0	0	109	(109)	0	0	0	0	0	0
4001 - Residential Assessments	104,727	104,256	104,256	104,256	105,518	104,640	105,024	104,832	105,024	105,024	105,984	105,984	1,259,525	1,271,808
4014 - Townhome Assessments	2,080	1,892	1,892	1,892	2,236	2,064	2,150	2,150	2,150	2,150	1,720	1,720	24,096	20,640
4016 - Capital Contribution	0	0	0	0	0	0	0	0	0	0	384	384	768	3,840
4080 - Pipe Stern Assessment	904	992	904	904	944	2,023	912	912	912	1,008	1,040	1,040	12,495	12,480
4120 - Initial Contribution	1,680	0	0	0	768	0	384	0	0	0	0	0	2,832	0
4125 - Developer Assessments	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,536	1,536	0	0	16,896	43,000
Total Assessment Income	111,119	108,868	108,780	108,780	111,194	110,455	110,307	109,513	109,622	109,718	108,128	109,128	1,316,612	1,351,768
User Fee Income														
4248 - Administrative Fees	0	0	0	0	0	0	25	(25)	0	0	0	0	0	0
Total User Fee Income	0	0	0	0	0	0	25	(25)	0	0	0	0	0	0
Collections Income														
4725 - Delinquency Management	0	0	0	0	0	0	75	(75)	0	0	0	0	0	0
Total Collections Income	0	0	0	0	0	0	75	(75)	0	0	0	0	0	0
Other Income														
4205 - Application Fees	370	0	220	335	185	50	1,535	0	450	0	272	273	3,690	3,000
4220 - Gate & Access Fees	0	0	400	750	150	900	600	0	700	0	415	417	4,333	5,000
4245 - Newsletter Advertising	0	0	0	0	50	0	0	0	0	0	0	0	50	0
4260 - Resale Processing Fees	0	0	0	0	0	0	874	(874)	0	0	0	0	0	0
4700 - Collection Processing Fees	0	0	0	0	0	0	7	(7)	0	0	0	0	0	0
4710 - Late Fees & Interest	361	264	270	334	355	338	294	283	200	270	250	250	3,469	3,000
4720 - Legal Reimbursements	905	127	915	282	0	42	0	939	392	1,382	333	334	5,632	4,000
4805 - Violation Charges	(900)	0	0	0	0	0	0	0	0	0	167	167	(567)	2,000
4845 - Attorney Fees-Compliance	0	0	0	0	0	0	354	(354)	0	0	0	0	0	0
4910 - Interest Earned - Reserve Accounts	714	714	740	727	808	816	817	335	792	780	333	334	7,910	4,000
Total Other Income	1,450	1,105	2,545	2,429	1,548	2,146	4,482	321	2,535	2,411	1,771	1,774	24,518	21,000
Total Income	112,570	109,973	111,325	111,209	112,742	112,601	114,889	109,734	112,157	112,129	110,899	110,902	1,341,130	1,372,768

Income and Expense Projection Report

Lake Manassas ROA

Lake Manassas Residential OA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Administrative														
5010 - Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	17,000
5015 - Bank Charges	(20)	(0)	0	0	0	0	0	5	(30)	15	17	17	3	200
5020 - Board Expenses/Minutes	0	(150)	279	200	0	485	569	0	350	571	0	1,000	3,304	4,000
5030 - Coupon Costs	281	121	403	213	122	220	241	197	229	180	275	275	2,757	3,300
5035 - Architectural	304	0	(304)	0	30	0	0	0	100	375	167	167	839	2,000
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	355	354	3,209	4,250
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	250	0	250	500
5090 - Office Supplies	(145)	27	1,129	128	76	562	2,091	1,414	218	917	700	700	7,816	8,400
5095 - Transponders	(550)	0	0	0	0	0	0	0	0	1,533	2,300	0	3,283	4,600
5100 - Storage Rental	196	196	196	196	196	196	196	193	193	193	193	194	2,336	2,320
5115 - Web Site Maintenance	40	40	40	95	40	40	50	50	50	50	40	40	575	480
5195 - Miscellaneous Expenses	272	0	0	0	0	0	0	0	0	0	0	0	272	0
5210 - Printing & Copying	361	297	742	1,281	222	1,475	58	494	126	555	333	334	6,278	4,000
5215 - Postage	722	290	941	543	87	366	155	141	165	216	333	334	4,292	4,000
5225 - Newsletter Services	0	0	0	330	0	0	331	0	0	332	0	400	1,393	1,600
6300 - Permits & Licenses	0	0	0	646	25	0	0	0	0	0	108	109	887	1,300
6325 - New Construction Committee	750	600	2,074	405	1,260	810	0	1,713	900	630	250	250	9,641	3,000
8150 - LMA Expenses	13,950	13,948	13,336	23,620	13,948	13,425	14,022	21,489	21,750	22,787	16,752	16,752	205,781	201,023
Total Administrative	16,411	15,619	19,086	27,907	16,256	17,829	17,984	25,944	24,300	28,605	22,073	20,923	252,916	261,973
Payroll & Benefits														
5300 - Management Payroll Reimburseme	7,173	8,196	7,616	7,965	7,045	7,714	12,130	4,774	5,615	6,773	6,983	6,983	88,987	83,793
5312 - Security Contract- Western Gatehol	12,943	12,737	10,067	11,505	11,522	11,710	11,916	17,137	14,355	12,335	13,333	13,334	152,892	160,000
5316 - Off Duty Police Patrol	1,120	480	480	960	1,460	1,120	1,660	320	640	1,180	1,250	1,250	11,920	15,000
5322 - Casual Labor	65	0	0	0	0	0	0	0	0	0	0	0	65	0
Total Payroll & Benefits	21,301	21,413	18,163	20,430	20,027	20,544	25,705	22,231	20,610	20,288	21,566	21,566	253,845	258,793
Insurance														
5445 - General Liability Insurance Premium	914	1,055	1,060	1,060	1,060	1,065	1,060	1,070	1,055	1,055	1,208	1,209	12,868	14,500
Total Insurance	914	1,055	1,060	1,060	1,060	1,065	1,060	1,070	1,055	1,055	1,208	1,209	12,868	14,500

Income and Expense Projection Report

Lake Manassas ROA

Lake Manassas Residential OA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Utilities														
6000 - Electric Service	836	865	853	895	936	1,830	770	963	892	1,281	1,000	1,000	12,121	12,000
6025 - Water Service	724	581	540	282	285	1,073	1	751	33	34	1,250	1,250	6,805	15,000
6040 - Telephone/Internet	897	827	1,129	933	540	815	952	783	774	521	1,025	1,025	10,220	12,300
Total Utilities	2,457	2,274	2,523	2,109	1,760	3,719	1,722	2,497	1,699	1,836	3,275	3,275	29,145	39,300
Landscaping														
6100 - Grounds & Landscaping - Contract	5,611	5,611	5,725	6,035	11,336	0	5,725	5,725	20,060	5,611	7,333	7,334	86,104	88,000
6150 - Seasonal Color/Plantings	0	0	0	5,750	0	0	0	0	0	0	5,500	0	11,250	11,000
6299 - Irrigation System Contract	2,378	0	0	0	0	0	0	0	0	4,756	900	900	8,934	7,200
Total Landscaping	7,989	5,611	5,725	11,785	11,336	0	5,725	5,725	20,060	10,367	13,733	8,234	106,288	106,200
Contracted Services														
6035 - Trash and Recycling Service	5,469	6,544	6,469	6,469	6,469	6,469	6,528	6,893	6,893	6,893	6,608	6,609	79,314	79,300
6434 - Pest Control	60	60	60	60	60	60	60	60	60	60	125	125	847	1,500
6442 - Snow Removal Services	0	0	0	0	0	0	90,215	12,024	0	0	0	0	102,239	82,336
Total Contracted Services	6,529	6,604	6,529	6,529	6,529	6,529	96,802	18,977	6,953	6,953	6,733	6,734	182,400	163,136
Repair & Maintenance														
6530 - Common Areas Repair & Maintenan	3,423	2,229	990	1,042	960	1,690	1,883	1,579	(801)	2,453	2,500	2,500	20,447	30,000
9814 - Special Projects	0	0	459	0	0	0	760	0	0	0	167	167	1,553	2,000
Total Repair & Maintenance	3,423	2,229	1,450	1,042	960	1,690	2,643	1,579	(801)	2,453	2,667	2,667	22,000	32,000
Pool/Community Center Expenses														
6438 - Pool Management	8,850	6,000	5,619	0	0	0	0	0	7,454	8,345	7,158	7,157	50,582	50,100
6710 - Pool Supplies	0	0	2,252	0	0	525	0	0	0	430	1,500	1,500	6,207	6,000
9918 - Pool/Tennis Center Electricity	58	2,105	799	132	155	0	981	450	290	230	833	834	6,869	10,000
Total Pool/Community Center Expenses	8,908	8,105	8,670	132	155	525	981	450	7,744	9,005	9,491	9,491	63,658	66,100
Professional Services														
7000 - Audit & Tax Services	0	0	0	6,200	0	0	0	0	0	0	0	0	6,200	6,300
7010 - Engineering Services	2,356	0	0	0	0	0	0	0	0	0	500	0	2,856	1,000
7015 - Management Reimbursements	15	65	15	15	15	15	65	15	15	330	83	84	732	1,000

Income and Expense Projection Report

Lake Manassas ROA

Lake Manassas Residential OA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Professional Services														
7020 - Legal Services	(809)	809	0	0	0	0	0	0	0	0	0	0	0	0
7025 - Legal Services - Collections	809	429	3,513	1,256	1,353	1,413	872	2,778	1,064	0	1,167	1,167	15,819	14,000
7030 - Legal Services - General Counsel	0	2,144	514	1,112	314	431	1,255	2,259	200	0	1,500	1,500	11,227	18,000
7035 - Other Collection Cost	100	440	880	0	705	780	485	423	640	405	583	584	6,025	7,000
7040 - Management Fees	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	64,176	64,176
Total Professional Services	7,819	9,235	10,269	13,930	7,735	7,987	8,024	10,823	7,267	6,083	9,181	8,682	107,034	111,476
Taxes														
9000 - Federal Income Tax	0	0	0	900	0	0	0	0	0	0	0	0	900	600
9005 - State Income Tax	0	0	0	300	0	0	0	0	0	0	0	0	300	400
9015 - Property/Real Estate Tax	0	0	0	0	95	0	0	0	0	0	0	0	95	150
Total Taxes	0	0	0	1,200	95	0	0	0	0	0	0	0	1,295	1,150
Other Expenses														
9818 - Building Expenses	1,025	(1,025)	0	0	0	0	0	0	0	0	0	0	0	0
9908 - Misc Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000
Total Other Expenses	1,025	(1,025)	0	0	0	0	0	0	0	0	0	0	0	2,000
Reserve Contributions														
9800 - Repair & Replacement Expenses	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	316,140	316,140
Total Reserve Contributions	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	316,140	316,140
Total Expense	103,121	97,464	99,819	112,468	92,257	86,232	186,972	115,641	115,231	112,988	116,271	109,123	1,347,588	1,372,768
Total Lake Manassas Residential OA	9,449	12,509	11,507	(1,259)	20,485	26,368	(72,083)	(5,907)	(3,075)	(859)	(5,372)	1,779	(6,458)	0

Income and Expense Projection Report

Lake Manassas ROA

Townhomes

As of April 30, 2016

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected	Budget
Landscaping														
6299 - Irrigation System Contract	0	0	0	0	0	2,378	0	0	0	(2,378)	0	0	0	0
Total Landscaping	0	0	0	0	0	2,378	0	0	0	(2,378)	0	0	0	0
Total Expense	0	0	0	0	0	2,378	0	0	0	(2,378)	0	0	0	0
Total Townhomes	0	0	0	0	0	(2,378)	0	0	0	2,378	0	0	0	0

Income and Expense Projection Report Lake Manassas ROA

As of April 30, 2016

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected	Budget
Assessment Income														
4000 - Residential Assessments	0	0	0	0	0	0	109	(109)	0	0	0	0	0	0
4001 - Residential Assessments	104,727	104,256	104,256	104,256	105,518	104,640	105,024	104,832	105,024	105,024	105,984	105,984	1,259,525	1,271,808
4014 - Townhome Assessments	2,080	1,892	1,892	1,892	2,236	2,064	2,150	2,150	2,150	2,150	1,720	1,720	24,096	20,640
4016 - Capital Contribution	0	0	0	0	0	0	0	0	0	0	384	384	768	3,840
4080 - Pipe Stem Assessment	904	992	904	904	944	2,023	912	912	912	1,008	1,040	1,040	12,495	12,480
4120 - Initial Contribution	1,680	0	0	0	768	0	384	0	0	0	0	0	2,832	0
4125 - Developer Assessments	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,728	1,536	1,536	0	0	16,896	43,000
Total Assessment Income	111,119	108,868	108,780	108,780	111,194	110,455	110,307	109,513	109,622	109,718	109,128	109,128	1,316,612	1,351,768
User Fee Income														
4248 - Administrative Fees	0	0	0	0	0	0	25	(25)	0	0	0	0	0	0
Total User Fee Income	0	0	0	0	0	0	25	(25)	0	0	0	0	0	0
Collections Income														
4725 - Delinquency Management	0	0	0	0	0	0	75	(75)	0	0	0	0	0	0
Total Collections Income	0	0	0	0	0	0	75	(75)	0	0	0	0	0	0
Other Income														
4205 - Application Fees	370	0	220	335	185	50	1,535	0	450	0	272	273	3,690	3,000
4220 - Gate & Access Fees	0	0	400	750	150	900	600	0	700	0	416	417	4,333	5,000
4245 - Newsletter Advertising	0	0	0	0	50	0	0	0	0	0	0	0	50	0
4260 - Resale Processing Fees	0	0	0	0	0	0	874	(874)	0	0	0	0	0	0
4700 - Collection Processing Fees	0	0	0	0	0	0	7	(7)	0	0	0	0	0	0
4710 - Late Fees & Interest	361	264	270	334	355	338	294	283	200	270	250	250	3,469	3,000
4720 - Legal Reimbursements	905	127	915	282	0	42	0	939	392	1,362	333	334	5,632	4,000
4805 - Violation Charges	(900)	0	0	0	0	0	0	0	0	0	167	167	(567)	2,000
4845 - Attorney Fees-Compliance	0	0	0	0	0	0	354	(354)	0	0	0	0	0	0
4910 - Interest Earned - Reserve Accounts	714	714	740	727	808	816	817	335	792	780	333	334	7,910	4,000
Total Other Income	1,450	1,105	2,545	2,429	1,548	2,146	4,462	321	2,535	2,411	1,771	1,774	24,518	21,000
Total Income	112,570	109,973	111,325	111,209	112,742	112,601	114,889	109,734	112,157	112,129	110,899	110,902	1,341,130	1,372,768

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Administrative														
5010 - Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	17,000
5015 - Bank Charges	(20)	(0)	0	0	0	0	0	5	(30)	15	17	17	3	200
5020 - Board Expenses/Minutes	0	(150)	279	200	0	485	569	0	350	571	0	1,000	3,304	4,000
5030 - Coupon Costs	281	121	403	213	122	220	241	197	229	180	275	275	2,757	3,300
5035 - Architectural	304	0	(304)	0	30	0	0	0	100	375	167	167	839	2,000
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	355	354	3,209	4,250
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	250	0	250	500
5090 - Office Supplies	(145)	27	1,129	128	76	562	2,091	1,414	218	917	700	700	7,816	8,400
5095 - Transponders	(550)	0	0	0	0	0	0	0	0	1,533	2,300	0	3,283	4,600
5100 - Storage Rental	196	196	196	196	196	196	196	193	193	193	193	194	2,336	2,320
5115 - Web Site Maintenance	40	40	40	40	40	40	40	40	40	40	40	40	575	480
5195 - Miscellaneous Expenses	272	0	0	0	0	0	0	0	0	0	0	0	272	0
5210 - Printing & Copying	361	297	742	1,281	222	1,475	58	494	126	555	333	334	6,278	4,000
5215 - Postage	722	290	941	543	87	366	155	141	165	216	333	334	4,292	4,000
5225 - Newsletter Services	0	0	0	330	0	0	331	0	0	332	0	400	1,393	1,600
6300 - Permits & Licenses	0	0	0	646	25	0	0	0	0	0	108	109	887	1,300
6325 - New Construction Committee	750	600	2,074	405	1,260	810	0	1,713	900	630	250	250	9,641	3,000
8150 - LMA Expenses	13,950	13,948	13,336	23,620	13,948	13,425	14,022	21,489	21,750	22,787	16,752	16,752	205,781	201,023
Total Administrative	16,411	15,619	19,086	27,907	16,256	17,829	17,964	25,944	24,300	28,605	22,073	20,923	252,916	261,973
Payroll & Benefits														
5300 - Management Payroll Reimbursemer	7,173	8,196	7,616	7,955	7,045	7,714	12,130	4,774	5,615	6,773	6,983	6,983	88,967	83,793
5312 - Security Contract- Western Gatehot	12,943	12,737	10,067	11,505	11,522	11,710	11,916	17,137	14,355	12,335	13,333	13,334	152,892	160,000
5316 - Off Duty Police Patrol	1,120	480	480	960	1,460	1,120	1,660	320	640	1,180	1,250	1,250	11,920	15,000
5322 - Casual Labor	65	0	0	0	0	0	0	0	0	0	0	0	65	0
Total Payroll & Benefits	21,301	21,413	18,163	20,430	20,027	20,544	25,705	22,231	20,610	20,288	21,566	21,566	253,845	258,793
Insurance														
5445 - General Liability Insurance Premium	914	1,055	1,060	1,060	1,060	1,065	1,060	1,070	1,055	1,055	1,206	1,209	12,858	14,500
Total Insurance	914	1,055	1,060	1,060	1,060	1,065	1,060	1,070	1,055	1,055	1,208	1,209	12,868	14,500

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Utilities														
6000 - Electric Service	836	865	853	895	936	1,830	770	963	892	1,281	1,000	1,000	12,121	12,000
6025 - Water Service	724	581	540	282	285	1,073	1	751	33	34	1,250	1,250	6,805	15,000
6040 - Telephone/Internet	897	827	1,129	933	540	815	952	783	774	521	1,025	1,025	10,220	12,300
Total Utilities	2,457	2,274	2,523	2,109	1,760	3,719	1,722	2,497	1,699	1,836	3,275	3,275	29,145	39,300
Landscaping														
6100 - Grounds & Landscaping - Contract	5,611	5,611	5,725	6,035	11,336	0	5,725	5,725	20,060	5,611	7,333	7,334	86,104	88,000
6150 - Seasonal Color/Plantings	0	0	0	5,750	0	0	0	0	0	0	5,500	0	11,250	11,000
6299 - Irrigation System Contract	2,378	0	0	0	0	2,378	0	0	0	2,378	900	900	8,934	7,200
Total Landscaping	7,989	5,611	5,725	11,785	11,336	2,378	5,725	5,725	20,060	7,989	13,733	8,234	106,288	106,200
Contracted Services														
6035 - Trash and Recycling Service	6,469	6,544	6,469	6,469	6,469	6,469	6,528	6,893	6,893	6,893	6,608	6,609	79,314	79,300
6434 - Pest Control	60	60	60	60	60	60	60	60	60	60	125	125	847	1,500
6442 - Snow Removal Services	0	0	0	0	0	0	90,215	12,024	0	0	0	0	102,239	82,336
Total Contracted Services	6,529	6,604	6,529	6,529	6,529	6,529	96,802	18,977	6,953	6,953	6,733	6,734	182,400	163,136
Repair & Maintenance														
6630 - Common Areas Repair & Maintainar	3,423	2,229	990	1,042	960	1,690	1,883	1,579	(801)	2,453	2,500	2,500	20,447	30,000
9814 - Special Projects	0	0	459	0	0	0	760	0	0	0	167	167	1,553	2,000
Total Repair & Maintenance	3,423	2,229	1,450	1,042	960	1,690	2,643	1,579	(801)	2,453	2,667	2,667	22,000	32,000
Pool/Community Center Expenses														
6438 - Pool Management	8,850	6,000	5,619	0	0	0	0	0	7,454	8,345	7,158	7,157	50,582	50,100
6710 - Pool Supplies	0	0	2,252	0	0	525	0	0	0	430	1,500	1,500	6,207	6,000
9918 - Pool/Tennis Center Electricity	58	2,105	799	132	155	0	981	450	290	230	833	834	6,869	10,000
Total Pool/Community Center Expenses	8,908	8,105	8,670	132	155	525	981	450	7,744	9,005	9,491	9,491	63,658	66,100
Professional Services														
7000 - Audit & Tax Services	0	0	0	6,200	0	0	0	0	0	0	0	0	6,200	6,300
7010 - Engineering Services	2,356	0	0	0	0	0	0	0	0	0	500	0	2,856	1,000
7015 - Management Reimbursements	15	65	15	15	15	15	65	15	15	330	83	84	732	1,000

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2016

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Full Year Projected	Total Budget
Professional Services														
7020 - Legal Services	(809)	809	0	0	0	0	0	0	0	0	0	0	0	0
7025 - Legal Services - Collections	809	429	3,513	1,256	1,353	1,413	872	2,778	1,064	0	1,167	1,167	15,819	14,000
7030 - Legal Services - General Counsel	0	2,144	514	1,112	314	431	1,255	2,259	200	0	1,500	1,500	11,227	18,000
7035 - Other Collection Cost	100	440	880	0	705	780	485	423	640	405	583	584	6,025	7,000
7040 - Management Fees	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	64,176	64,176
Total Professional Services	7,819	9,235	10,269	13,930	7,735	7,987	8,024	10,823	7,267	6,083	9,181	8,682	107,034	111,476
Taxes														
9000 - Federal Income Tax	0	0	0	900	0	0	0	0	0	0	0	0	900	600
9005 - State Income Tax	0	0	0	300	0	0	0	0	0	0	0	0	300	400
9015 - Property/Real Estate Tax	0	0	0	0	95	0	0	0	0	0	0	0	95	150
Total Taxes	0	0	0	1,200	95	0	0	0	0	0	0	0	1,295	1,150
Other Expenses														
9818 - Building Expenses	1,025	(1,025)	0	0	0	0	0	0	0	0	0	0	0	0
9908 - Misc Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000
Total Other Expenses	1,025	(1,025)	0	0	0	0	0	0	0	0	0	0	0	2,000
Reserve Contributions														
9800 - Repair & Replacement Expenses	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	316,140	316,140
Total Reserve Contributions	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	26,345	316,140	316,140
Total Expense	103,121	97,464	99,819	112,468	92,257	88,610	186,972	115,641	115,231	110,610	116,271	109,123	1,347,588	1,372,768
All Departments Summary	9,449	12,509	11,507	(1,259)	20,485	23,990	(72,083)	(5,907)	(3,075)	1,519	(5,372)	1,779	(6,458)	0