

Spread Report

Lake Manassas ROA

FY 2018 Budget - Draft

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	110,714	110,714	110,714	110,714	110,714	110,714	110,714	110,714	110,714	110,714	110,714	110,714	1,328,568
970 - 4014 -- Townhome Assessments	2,752	2,752	2,752	2,752	2,752	2,752	2,752	2,752	2,752	2,752	2,752	2,752	33,024
970 - 4016 -- Capital Contribution	0	0	192	192	192	192	192	192	192	192	192	192	1,920
970 - 4080 -- Pipe Stem Assessment	780	780	780	780	780	780	780	780	780	780	780	780	9,360
970 - 4125 -- Developer Assessments	0	8,000	0	8,000	0	8,000	0	0	0	0	0	0	24,000
Total Assessment Income	114,246	122,246	114,438	122,438	114,438	122,438	114,438	114,438	114,438	114,438	114,438	114,438	1,396,872
Other Income													
970 - 4205 -- Application Fees	273	272	273	273	273	0	272	273	273	273	272	273	3,000
970 - 4220 -- Gate & Access Fees	346	346	346	345	346	346	346	346	346	345	346	346	4,150
970 - 4710 -- Late Fees & Interest	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 4720 -- Legal Reimbursements	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 4805 -- Violation Charges	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 4910 -- Interest Earned - Reserve Accounts	764	763	764	764	763	764	764	763	764	764	763	764	9,160
Total Other Income	2,133	2,130	2,133	2,132	2,131	1,860	2,132	2,131	2,133	2,132	2,130	2,133	25,310
Total Income	116,379	124,376	116,571	124,570	116,569	124,298	116,570	116,569	116,571	116,570	116,568	116,571	1,422,182
Administrative													
970 - 5010 -- Bad Debt	0	0	0	3,000	0	0	0	0	0	0	0	0	3,000
970 - 5015 -- Bank Charges	17	17	17	17	17	17	17	17	17	17	17	17	200
970 - 5020 -- Board Expenses/Minutes	0	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	5,000
970 - 5030 -- Coupon Costs	259	258	259	259	258	259	259	258	259	259	258	259	3,100
970 - 5035 -- Architectural	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 5040 -- Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 5065 -- Committee Expenses	0	0	0	0	0	0	250	0	0	0	250	0	500
970 - 5085 -- Office Equipment Lease	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5090 -- Office Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5095 -- Transponders	0	0	0	0	0	0	1,750	0	0	0	1,750	0	3,500
970 - 5100 -- Storage Rental	105	105	105	105	105	105	105	105	105	105	105	105	1,260
970 - 5115 -- Web Site Maintenance	209	208	209	209	208	209	209	208	209	209	208	209	2,500
970 - 5195 -- Miscellaneous Expenses	0	0	0	0	0	0	1,667	1,667	1,667	0	0	0	5,000
970 - 5210 -- Printing & Copying	300	300	300	300	300	300	300	300	300	300	300	300	3,600
970 - 5215 -- Postage	542	542	542	542	542	542	542	542	542	542	542	542	6,500
970 - 5225 -- Newsletter Services	0	0	400	0	0	400	0	0	400	0	0	400	1,600
970 - 6300 -- Permits & Licenses	109	108	109	109	108	109	109	108	109	109	108	109	1,300

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Administrative													
970 - 6325 -- New Construction Committee	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 8150 -- LMA Expenses	17,454	17,454	17,454	17,454	17,454	17,454	17,454	17,454	17,454	17,454	17,454	17,454	209,445
Total Administrative	20,493	20,492	22,143	23,492	20,492	22,142	24,159	22,159	23,809	20,492	22,492	22,142	264,505
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	8,138	8,138	12,207	8,138	8,138	8,138	8,138	8,138	12,207	8,138	8,138	8,138	105,793
970 - 5308 -- PT Covenants Inspector	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 5312 -- Security Contract- Western Gatehouse	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	159,000
970 - 5316 -- Off Duty Police Patrol	834	833	834	834	833	834	834	833	834	834	833	834	10,000
Total Payroll & Benefits	22,555	22,554	26,624	22,555	22,554	22,555	22,555	22,554	26,624	22,555	22,554	22,555	278,793
Insurance													
970 - 5445 -- General Liability Insurance Premiums	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	14,420
Total Insurance	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	14,420
Utilities													
970 - 6000 -- Electric Service	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
970 - 6025 -- Water Service	893	894	893	893	894	893	893	894	893	893	894	893	10,720
970 - 6040 -- Telephone/Internet	917	916	917	917	916	917	917	916	917	917	916	917	11,000
Total Utilities	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	33,720
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	5,548	5,548	5,548	5,548	5,548	5,548	5,548	5,548	5,548	5,548	5,548	5,548	66,573
970 - 6150 -- Seasonal Color/Plantings	0	0	5,750	0	0	0	0	0	15,359	0	5,212	0	26,321
970 - 6299 -- Irrigation System Contract	2,616	0	0	0	2,616	0	0	0	0	2,616	0	0	7,848
Total Landscaping	8,164	5,548	11,298	5,548	8,164	5,548	5,548	5,548	20,907	8,164	10,760	5,548	100,742
Contracted Services													
970 - 6035 -- Trash and Recycling Service	5,584	5,583	5,584	5,584	5,583	5,584	5,584	5,583	5,584	5,584	5,583	5,584	67,000
970 - 6434 -- Pest Control	100	100	100	100	100	100	100	100	100	100	100	100	1,200
970 - 6442 -- Snow Removal Services	0	0	0	0	20,000	20,000	20,000	20,000	0	0	0	0	80,000
Total Contracted Services	5,684	5,683	5,684	5,684	25,683	25,684	25,684	25,683	5,684	5,684	5,683	5,684	148,200
Repair & Maintenance													
970 - 6530 -- Common Areas Repair & Maintenance	2,084	2,083	2,084	2,084	2,083	2,084	2,084	2,083	2,084	2,084	2,083	2,084	25,000
Total Repair & Maintenance	2,084	2,083	2,084	2,084	2,083	2,084	2,084	2,083	2,084	2,084	2,083	2,084	25,000

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Pool/Community Center Expenses													
970 - 6438 -- Pool Management	5,500	5,500	5,500	5,500	5,500	0	0	0	0	5,500	5,500	5,500	44,000
970 - 6710 -- Pool Supplies	1,500	1,500	0	0	0	0	0	0	0	0	1,500	1,500	6,000
970 - 9918 -- Pool/Tennis Center Electricity	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Total Pool/Community Center Expenses	8,000	8,000	6,500	6,500	6,500	1,000	1,000	1,000	1,000	6,500	8,000	8,000	62,000
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	0	3,250	0	0	0	0	0	3,250	0	6,500
970 - 7015 -- Management Reimbursements	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 7025 -- Legal Services - Collections	1,084	1,083	1,084	1,084	1,083	1,084	1,084	1,083	1,084	1,084	1,083	1,084	13,000
970 - 7030 -- Legal Services - General Counsel	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,000
970 - 7035 -- Other Collection Cost	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 7040 -- Management Fees	5,535	5,535	5,535	5,535	5,535	5,535	5,535	5,535	5,535	5,535	5,535	5,535	66,420
Total Professional Services	8,285	8,285	8,285	8,285	11,535	8,285	8,285	8,285	8,285	8,285	11,535	8,285	105,920
Taxes													
970 - 9000 -- Federal Income Tax	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000
970 - 9005 -- State Income Tax	0	0	0	600	0	0	0	0	0	0	0	0	600
970 - 9015 -- Property/Real Estate Tax	0	0	0	0	200	0	0	0	0	0	0	0	200
Total Taxes	0	0	0	1,600	200	0	0	0	0	0	0	0	1,800
Reserve Contributions													
970 - 9100 -- Contingency Reserves	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909	5,909	70,902
970 - 9800 -- Repair & Replacement Expenses	26,349	26,348	26,349	26,349	26,348	26,349	26,349	26,348	26,349	26,349	26,348	26,349	316,180
Total Reserve Contributions	32,257	32,257	32,257	32,257	32,257	32,257	32,257	32,257	32,257	32,257	32,257	32,257	387,082
Total Expense	111,532	108,912	118,885	112,015	133,479	123,565	125,582	123,579	124,660	110,031	119,375	110,565	1,422,182
Net Income / (Loss):	4,847	15,464	(2,314)	12,555	(16,910)	733	(9,012)	(7,010)	(8,089)	6,539	(2,807)	6,006	0