
MANAGEMENT MEMORANDUM

TO: LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION BOARD OF DIRECTORS
FROM: COMMUNITY MANAGEMENT CORPORATION
SUBJECT: APRIL 2015 FINANCIAL REPORT
DATE: 5/21/2015

CASH & INVESTMENTS

As of April 30, 2015 Lake Manassas Residential Owners Association had \$358,304.08 in operating funds. The Association currently has one money market account with CAB in the amount of \$150,085.51. The Association currently has 8 CD's, totaling \$739,008.00 (see attached report for maturity dates & interest rates) and a Money Market account with Middleburg bank of \$101,258.39. With accrued interest, the Association has a total of cash and investments of \$1,349,488.78.

BALANCE SHEET

As of April 30, 2015 (58) accounts were delinquent in the amount of \$49,586.26 and (282) accounts were prepaid in the amount of \$77,710.23. Lake Manassas Residential Owners Association has a delinquency rate of 3.8% of the total assessments (\$1,290,258.00). 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 | 37 | \$7,636.55 | 15.40% |
| 31-60 day | 5 | \$4,663.35 | 9.40% |
| 61-90 day | 3 | \$2,383.51 | 4.81% |
| 91-120 day | 2 | \$1,687.98 | 3.40% |
| 120+ day | 11 | \$33,214.87 | 66.98% |
| TOTAL | 58 | \$49,586.26 | 100.00% |

The Repair & Replacement Reserves balance as of April 30, 2015 was \$1,115,992.31 and is not fully supported by cash & investments, with a deficit of \$90,665.78.

This was calculated using the following formula:

| | |
|--------------------------------|------------------------------------|
| TOTAL CASH & INVESTMENTS: | \$1,349,488.78 |
| Minus TOTAL LIABILITIES: | (\$232,403.52) |
| TOTAL CASH: | \$1,117,085.26 |
| Minus SETTLEMENT FUNDS* | (\$100,037.95) *Designated Funds |
| | |
| AVAILABLE FOR RESERVES: | \$1,025,326.53 |
| Minus AMOUNT EARMARKED FOR | |
| REPAIR & REPLACEMENT RESERVES* | (\$1,115,992.31) *Designated Funds |

EQUALS A DEFICIT OF

\$90,665.78

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 \$15,600.37 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, 2015 the Association showed a deficit loss on the year of \$63,989.30. (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 \$10,656.41. Savings were in the areas of architectural, coupon costs, miscellaneous expenses and costs for the NCC.

Payroll & Benefits Expenses:

The Association is showing a POSITIVE VARIANCE of \$10,406.99. This is mainly from savings in the area of the Security Contract.

Utilities:

The Association is showing a POSITIVE VARIANCE of \$6,548.11. This is primarily due to PWCSA invoices not arriving in time for the monthly closing of the books.

Landscaping:

The Association is showing a NEGATIVE VARIANCE of \$9,170.91. This is due to the regular landscaping invoice and the invoice for mulch both being paid out in April.

Contracted Services:

The Association is showing a NEGATIVE VARIANCE of \$33,114.11. This is solely due to the cost for snow removal that was higher than budgeted for the year.

Repair and Maintenance:

The Association is showing a NEGATIVE VARIANCE of \$3,946.21. This is due to September, November, December, January & April overages compared to what was budgeted for in the spread. Also, the \$981.03 needs to be reclassified from GL 6600 to GL 6530. GL 6600 does not exist.

Pool/Community Center Expenses:

The association is showing a POSITIVE VARIANCE of \$2,440.58. This is because of savings in the monthly invoices for electricity.

Professional Services:

The Association is showing a POSITIVE VARIANCE of \$4,376.39. This is due to the savings in the area of Legal Services & Management Reimbursements.

Account Holdings as of April 30, 2015

CASH AND CASH EQUIVALENTS

| Description | Current Balance |
|--|---------------------|
| Money Market Funds | \$101,258.39 |
| TOTAL CASH AND CASH EQUIVALENTS | \$101,258.39 |

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 | ALLY BANK MIDVALE UT CD FDIC SEMI CPN 1.100% DUE 09/19/17 DTD 03/19/15 FC 09/19/15 02006LPK3 | 100,000 | \$100.3397 | \$100,339.70 | \$100.0050 | \$100,004.77 | \$334.93 | \$1,100 | \$129.59 1.10% |
| 10/21/13 | BMW BANK OF NORTH AMER SALT LAKE CITY UT CD FDIC SEMI CPN 0.800% DUE 10/26/15 DTD 10/25/13 FC 04/25/14 05568P5W3 | 80,000 | 100.2284 | 80,182.72 | 100.0063 | 80,001.23 | 181.49 | 640 | 10.52 0.80% |
| 04/18/13 | DISCOVER BANK GREENWOOD DE CD FDIC SEMI CPN 0.750% DUE 04/25/16 DTD 04/24/13 FC 10/24/13 254671NE6 | 100,000 | 100.2717 | 100,271.70 | 100.0050 | 100,001.66 | 270.04 | 750 | 14.39 0.75% |

CERTIFICATES OF DEPOSIT continue on page 4



Account Holdings as of April 30, 2015

CERTIFICATES OF DEPOSIT (continued)

| 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. |
|---------------|---|----------|----------|--------------|-----------|------------|-------------------------|-------------------------|--------------------------------|
| 10/08/14 | GE CAP BANK INC SALT LAKE CITY UT CD EDIC SEMI CPN 1.150% DUE 04/10/17 DTD 10/10/14 FC 04/10/15 36161T4EZ | 80,000 | 100.8164 | 80,653.12 | 100.0063 | 80,003.90 | 649.22 | 920 | 52.93 1.14% |
| 12/24/13 | GE CAP RETAIL BANK DRAPER UT CD EDIC SEMI CPN 1.000% DUE 01/03/17 DTD 12/31/13 FC 06/30/14 36157QU07 | 80,000 | 100.6329 | 80,506.32 | 100.0063 | 80,002.81 | 503.51 | 800 | 265.20 0.99% |
| 03/17/15 | GOLDMAN SACHS BANK USA NEW YORK NY CD EDIC SEMI CPN 1.350% DUE 03/19/18 DTD 03/18/15 FC 09/18/15 38148JNP2 | 100,000 | 100.4312 | 100,431.20 | 100.0050 | 100,004.81 | 426.39 | 1,350 | 162.74 1.34% |
| 04/10/15 | GOLDMAN SACHS BANK USA NEW YORK NY CD EDIC SEMI CPN 1.500% DUE 04/15/19 DTD 04/15/15 FC 10/15/15 38148JQP9 | 109,000 | 99.1633 | 108,087.99 | 100.0046 | 109,004.95 | -916.96 | 1,635 | 71.67 1.51% |

CERTIFICATES OF DEPOSIT continue on page 5



Account Holdings as of April 30, 2015

CERTIFICATES OF DEPOSIT (continued)

| 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. | |
|--------------------------------------|--|----------|----------|--------------|-----------|------------|-------------------------|-------------------------|--------------------------------|-----------------|
| 09/04/14 | STATE BANK OF INDIA NEW YORK NY CD EDIC SEMI CPN 1.000% DUE 09/12/16 DTD 09/11/14 FC 03/11/15 856284Z72 | 90,000 | 100.6233 | 90,560.97 | 100.0056 | 90,003.43 | 557.54 | 900 | 125.76 0.99% | |
| TOTAL CERTIFICATES OF DEPOSIT | | | | | | | \$741,033.72 | \$2,006.16 | \$8,095 | \$832.80 |

Value of Your LPL Financial Account

| Market Value | Cost Basis/ Purchase Cost ¹ | Unrealized Gain or Loss | Estimated Annual Income |
|--------------|---|----------------------------|----------------------------|
| \$842,292.11 | \$840,285.95 | \$2,006.16 | \$8,095 |
| | \$101,258.39 | | |

¹ Purchase Cost equals Cost Basis less any reinvested dividends, interest, Fixed Income and Alternative Investments



Questions? Contact Patrick Hejimen
(540)687-4845

Account Holdings / Investment Account 7662-3802



Lake Manassas Residential Owners Assoc.

April 2015 Financial Report

Statement prepared by: Rommel Natividad



Associa[®]

Community Management Corporation

Investment Listing Report

Lake Manassas ROA

As of Thu Apr 30, 2015

| 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 | 358,304.08 | 0.000% | 06/30/2009 | 0 | |
| 1101 - CAB Money Market Mutual of Omaha Bank | ****1762 Signers: BOD | Money Market | 150,085.51 | 0.000% | 10/28/2014 | 0 | |
| 1308 - Middleburg Bank MM Middleburg Bank | ****8322 Signers: BOD | Money Market | 101,258.39 | 0.020% | 01/31/2011 | 0 | |
| 1416 - Middleburg Bank CD Middleburg Bank | **** CDs Signers: BOD | Certificate of Deposit | 739,008.00 | 0.000% | 01/31/2011 | 0 | |
| 1730 - Accrued Interest Receivable On Site | ****Accr | Other | 832.80 | 0.000% | 06/30/2009 | 0 | |
| Total Cash Investments: | | | <u>1,349,488.78</u> | | | | |
| Total Lake Manassas ROA: | | | <u>1,349,488.78</u> | | | | |

AN

Rommel Natividad

Balance Sheet Report Lake Manassas ROA

As of April 30, 2015

| | <u>Balance</u> <u>Apr 30, 2015</u> | <u>Balance</u> <u>Mar 31, 2015</u> | <u>Change</u> |
|---|---------------------------------------|---------------------------------------|-------------------------|
| <u>Assets</u> | | | |
| Cash & Investments | | | |
| 1013 - PPB Operating 1801 | 358,304.08 | 339,464.17 | 18,839.91 |
| 1100 - PPB MM | 0.00 | 1.95 | (1.95) |
| 1101 - CAB Money Market | 150,085.51 | 150,060.84 | 24.67 |
| 1308 - Middleburg Bank MM | 101,258.39 | 128,887.44 | (27,629.05) |
| 1416 - Middleburg Bank CD | 739,008.00 | 710,008.00 | 29,000.00 |
| 1730 - Accrued Interest Receivable | 832.80 | 1,598.99 | (766.19) |
| Total Cash & Investments | <u>1,349,488.78</u> | <u>1,330,021.39</u> | <u>19,467.39</u> |
| Current Assets | | | |
| 1500 - Residential Assessments Receivable | 49,586.26 | 50,223.30 | (637.04) |
| 1525 - Accounts Receivable Other | 2,023.14 | 2,023.14 | 0.00 |
| 1530 - Allowance for Doubtful Accounts | (43,303.95) | (43,303.95) | 0.00 |
| 1600 - Prepaid Insurance | 949.33 | 1,558.46 | (609.13) |
| 1640 - Other Prepaid Expenses | 8,783.83 | 134.30 | 8,649.53 |
| 1745 - Taxes Receivable | 2,339.21 | 2,603.21 | (264.00) |
| 1799 - Clearing Account | (391.69) | (391.69) | 0.00 |
| Total Current Assets | <u>19,986.13</u> | <u>12,846.77</u> | <u>7,139.36</u> |
| Total Assets | <u>1,369,474.91</u> | <u>1,342,868.16</u> | <u>26,606.75</u> |
| <u>Liabilities</u> | | | |
| Current Liabilities | | | |
| 2000 - Accounts Payable | 20,811.93 | 0.00 | 20,811.93 |
| 2010 - Delinquency Fee Payable | 225.00 | 75.00 | 150.00 |
| 2015 - A/P Unclaimed Funds | 186.84 | 186.84 | 0.00 |
| 2050 - Resident Refunds | (572.89) | (572.89) | 0.00 |
| 2300 - Accrued Expenses | 46,217.21 | 42,453.23 | 3,763.98 |
| 2400 - Accrued Payroll Payable | 5,162.00 | 5,219.00 | (57.00) |

Balance Sheet Report Lake Manassas ROA

As of April 30, 2015

| | <u>Balance Apr 30, 2015</u> | <u>Balance Mar 31, 2015</u> | <u>Change</u> |
|---|---------------------------------|---------------------------------|------------------|
| <u>Liabilities</u> | | | |
| Current Liabilities | | | |
| 2500 - Construction Deposits | 82,663.20 | 76,913.20 | 5,750.00 |
| 2550 - Prepaid Assessments | 77,710.23 | 78,625.22 | (914.99) |
| Total Current Liabilities | 232,403.52 | 202,899.60 | 29,503.92 |
| Total Liabilities | 232,403.52 | 202,899.60 | 29,503.92 |
| <u>Owners' Equity</u> | | | |
| Unappropriated Owners' Equity | | | |
| 3000 - Owners Equity - Prior Years | (15,600.37) | (15,600.37) | 0.00 |
| 3274 - Initial Working Capital | 630.80 | 630.80 | 0.00 |
| Total Unappropriated Owners' Equity | (14,969.57) | (14,969.57) | 0.00 |
| Reserves | | | |
| 3102 - Repair & Replacement Reserve - Prior Yrs | 1,071,637.51 | 1,071,637.51 | 0.00 |
| 3188 - Interest Reserves - Prior Yrs | 47,477.62 | 47,477.62 | 0.00 |
| 3276 - Reserve Contributions | 229,316.50 | 206,385.00 | 22,931.50 |
| 3280 - Reserve Expenditures | (232,439.32) | (225,313.16) | (7,126.16) |
| Total Reserves | 1,115,992.31 | 1,100,186.97 | 15,805.34 |
| Settlement Funds | | | |
| 3124 - Basheer Unallocated Settlement Fund | 114,000.00 | 114,000.00 | 0.00 |
| 3250 - Basheer Settlement Fund | 200,000.00 | 200,000.00 | 0.00 |
| 3252 - Settlement Fund - Irrigation | (32,261.85) | (32,261.85) | 0.00 |
| 3254 - Settlement Fund - AM Gate | (137,758.02) | (136,482.45) | (1,275.57) |
| 3256 - Settlement Fund - Pool Cameras | (4,873.04) | (4,391.30) | (481.74) |
| 3260 - Tuxedo Landscape/Irrigation | (7,950.00) | (7,950.00) | 0.00 |

Balance Sheet Report Lake Manassas ROA

As of April 30, 2015

| | Balance Apr 30, 2015 | Balance Mar 31, 2015 | Change |
|-------------------------------------|-------------------------|-------------------------|-------------|
| <u>Owners' Equity</u> | | | |
| Settlement Funds | | | |
| 3262 - Pool Deck/Bathroom Extension | (31,119.14) | (31,119.14) | 0.00 |
| Total Settlement Funds | 100,037.95 | 101,795.26 | (1,757.31) |
| Total Owners' Equity | 1,201,060.69 | 1,187,012.66 | 14,048.03 |
| Net Income / (Loss) | (63,989.30) | (47,044.10) | (16,945.20) |
| Total Liabilities and Equity | 1,369,474.91 | 1,342,868.16 | 26,606.75 |

Income Statement Summary

Lake Manassas ROA

April 01, 2015 thru April 30, 2015

| | Current Period | | Year to Date (10 months) | | Annual Budget | | |
|--------------------------------------|--------------------|-------------------|--------------------------|---------------------|---------------------|--------------------|---------------------|
| | Actual | Budget | Actual | Budget | | Variance | |
| Total Assessment Income | 104,158.49 | 105,080.00 | (921.51) | 1,041,279.49 | 1,080,096.00 | (38,816.51) | 1,290,258.00 |
| Total Other Income | 3,710.92 | 3,479.50 | 231.42 | 14,455.46 | 33,800.00 | (19,344.54) | 40,760.00 |
| Total Income | 107,869.41 | 108,559.50 | (690.09) | 1,055,734.95 | 1,113,896.00 | (58,161.05) | 1,331,018.00 |
| Total Administrative | 30,834.61 | 19,898.50 | 10,936.11 | 219,259.09 | 229,915.50 | (10,656.41) | 272,562.00 |
| Total Payroll & Benefits | 21,360.53 | 23,081.50 | (1,720.97) | 220,409.51 | 230,816.50 | (10,406.99) | 276,980.00 |
| Total Insurance | 1,109.50 | 1,166.50 | (57.00) | 11,095.00 | 11,666.50 | (571.50) | 14,000.00 |
| Total Utilities | 1,687.78 | 3,133.00 | (1,445.22) | 24,784.89 | 31,333.00 | (6,548.11) | 37,600.00 |
| Total Landscaping | 23,098.44 | 8,367.00 | 14,731.44 | 94,337.91 | 85,167.00 | 9,170.91 | 106,900.00 |
| Total Contracted Services | 6,345.70 | 6,541.50 | (195.80) | 148,530.61 | 115,416.50 | 33,114.11 | 128,500.00 |
| Total Repair & Maintenance | 2,671.65 | 2,541.50 | 130.15 | 29,362.71 | 25,416.50 | 3,946.21 | 30,500.00 |
| Total Pool/Community Center Expenses | 8,871.90 | 7,781.50 | 1,090.40 | 44,966.42 | 47,407.00 | (2,440.58) | 67,470.00 |
| Total Professional Services | 5,903.00 | 9,415.00 | (3,512.00) | 96,570.61 | 100,947.00 | (4,376.39) | 120,476.00 |
| Total Taxes | 0.00 | 0.00 | 0.00 | 1,091.00 | 850.00 | 241.00 | 850.00 |
| Total Reserve Contributions | 22,931.50 | 22,931.50 | 0.00 | 229,316.50 | 229,316.50 | 0.00 | 275,180.00 |
| Total Expense | 124,814.61 | 104,857.50 | 19,957.11 | 1,119,724.25 | 1,108,252.00 | 11,472.25 | 1,331,018.00 |
| Net Income / (Loss) | (16,945.20) | 3,702.00 | (20,647.20) | (63,989.30) | 5,644.00 | (69,633.30) | 0.00 |

Income Statement Report

Lake Manassas ROA

April 01, 2015 thru April 30, 2015

| | Current Period | | Year to Date (10 months) | | Annual | |
|---|-------------------|-------------------|--------------------------|---------------------|---------------------|-------------------|
| | Actual | Budget | Actual | Budget | Budget | Remaining |
| Income | | | | | | |
| Assessment Income | | | | | | |
| 4001 - Residential Assessments | 96,628.01 | 98,413.00 | 967,887.59 | 984,132.50 | 1,180,959.00 | 213,071.41 |
| 4006 - Ltd Assessments - Estate Homes | 372.58 | 372.50 | 3,725.80 | 3,726.00 | 4,471.00 | 745.20 |
| 4007 - Ltd Assessments - Patio Homes | 279.60 | 256.50 | 2,777.36 | 2,563.50 | 3,076.00 | 298.64 |
| 4008 - Ltd Assessments - Willows | 481.00 | 468.00 | 4,797.00 | 4,680.00 | 5,616.00 | 819.00 |
| 4009 - Ltd Assessments - The Point | 136.99 | 135.50 | 1,371.23 | 1,356.50 | 1,628.00 | 256.77 |
| 4011 - Ltd Assessments - Woodlands | 924.00 | 924.00 | 9,268.00 | 9,240.00 | 11,088.00 | 1,820.00 |
| 4012 - Ltd Assessments - Timbers | 540.00 | 540.00 | 5,400.00 | 5,400.00 | 6,480.00 | 1,080.00 |
| 4014 - Townhome Assessments | 1,880.00 | 1,880.00 | 18,800.00 | 18,800.00 | 22,560.00 | 3,760.00 |
| 4015 - Ltd Assessments - Small Lots | 558.00 | 558.00 | 5,580.00 | 5,580.00 | 6,696.00 | 1,116.00 |
| 4016 - Capital Contribution | 0.00 | 357.00 | 0.00 | 2,856.00 | 3,570.00 | 3,570.00 |
| 4017 - Ltd Assessments - Oaks | 447.72 | 447.50 | 4,477.20 | 4,477.50 | 5,373.00 | 895.80 |
| 4018 - Ltd Assessments - Overlook Ridge | 303.10 | 320.00 | 2,727.90 | 3,204.00 | 3,845.00 | 1,117.10 |
| 4080 - Pipe Stem Assessment | 0.00 | 408.00 | 0.00 | 4,080.00 | 4,896.00 | 4,896.00 |
| 4125 - Developer Assessments | 1,607.49 | 0.00 | 14,467.41 | 30,000.00 | 30,000.00 | 15,532.59 |
| Total Assessment Income | 104,158.49 | 105,080.00 | 1,041,279.49 | 1,080,096.00 | 1,290,258.00 | 248,978.51 |
| Other Income | | | | | | |
| 4205 - Application Fees | 2,105.00 | 1,000.00 | 3,035.00 | 9,000.00 | 11,000.00 | 7,965.00 |
| 4220 - Gate & Access Fees | 650.00 | 337.00 | 4,150.00 | 3,375.00 | 4,050.00 | (100.00) |
| 4710 - Late Fees & Interest | 321.49 | 429.00 | 2,770.43 | 4,291.50 | 5,150.00 | 2,379.57 |
| 4720 - Legal Reimbursements | 0.00 | 730.00 | 3,244.17 | 7,300.00 | 8,760.00 | 5,515.83 |
| 4805 - Violation Charges | 0.00 | 983.50 | (3,150.74) | 9,833.50 | 11,800.00 | 14,950.74 |
| 4910 - Interest Earned - Reserve Accounts | 634.43 | 0.00 | 4,406.60 | 0.00 | 0.00 | (4,406.60) |
| Total Other Income | 3,710.92 | 3,479.50 | 14,455.46 | 33,800.00 | 40,760.00 | 26,304.54 |
| Total Income | 107,869.41 | 108,559.50 | 1,055,734.95 | 1,113,896.00 | 1,331,018.00 | 275,283.05 |
| Expense | | | | | | |
| Administrative | | | | | | |
| 5010 - Bad Debt | 0.00 | 0.00 | 0.00 | 12,723.00 | 12,723.00 | 12,723.00 |
| 5015 - Bank Charges | (5.00) | 16.50 | (45.00) | 166.50 | 200.00 | 245.00 |

Income Statement Report Lake Manassas ROA

April 01, 2015 thru April 30, 2015

| Expense | Current Period | | Year to Date (10 months) | | Annual Budget | Budget Remaining |
|---|------------------|------------------|--------------------------|-------------------|-------------------|--------------------|
| | Actual | Budget | Variance | Actual | | |
| Administrative | | | | | | |
| 5020 - Board Expenses/Minutes | 0.00 | 0.00 | 0.00 | 3,027.69 | 2,250.00 | 777.69 |
| 5030 - Coupon Costs | 80.00 | 275.00 | (195.00) | 703.95 | 2,750.00 | (2,046.05) |
| 5035 - Architectural | 0.00 | 500.00 | (500.00) | 372.50 | 5,000.00 | (4,627.50) |
| 5040 - Computer Other-C3 | 250.00 | 250.00 | 0.00 | 3,750.00 | 2,500.00 | 1,250.00 |
| 5065 - Committee Expenses | 0.00 | 0.00 | 0.00 | 79.75 | 200.00 | (120.25) |
| 5090 - Office Supplies | 1,570.47 | 700.00 | 870.47 | 11,499.81 | 7,000.00 | 4,499.81 |
| 5095 - Transponders | 0.00 | 0.00 | 0.00 | 6,391.99 | 1,500.00 | 4,891.99 |
| 5100 - Storage Rental | 185.50 | 175.00 | 10.50 | 1,855.00 | 1,750.00 | 105.00 |
| 5115 - Web Site Maintenance | 40.00 | 40.00 | 0.00 | 400.00 | 400.00 | 0.00 |
| 5195 - Miscellaneous Expenses | 0.00 | 0.00 | 0.00 | 500.00 | 13,059.00 | (12,559.00) |
| 5210 - Printing & Copying | 199.20 | 333.50 | (134.30) | 3,875.65 | 3,333.50 | 542.15 |
| 5215 - Postage | 77.00 | 333.50 | (256.50) | 3,040.59 | 3,333.50 | (292.91) |
| 5225 - Newsletter Services | 0.00 | 0.00 | 0.00 | 977.19 | 1,200.00 | (222.81) |
| 6300 - Permits & Licenses | 0.00 | 108.50 | (108.50) | 785.61 | 1,083.50 | (297.89) |
| 6325 - New Construction Committee | 930.00 | 916.50 | 13.50 | 8,537.10 | 9,166.50 | (629.40) |
| 8150 - LMA Expenses | 27,507.44 | 16,250.00 | 11,257.44 | 173,507.26 | 162,500.00 | 11,007.26 |
| Total Administrative | 30,834.61 | 19,898.50 | 10,936.11 | 219,259.09 | 229,915.50 | (10,656.41) |
| Payroll & Benefits | | | | | | |
| 5300 - Management Payroll Reimbursement | 7,554.13 | 7,665.00 | (110.87) | 77,994.54 | 76,650.00 | 1,344.54 |
| 5312 - Security Contract- Western Gatehouse | 12,326.40 | 13,750.00 | (1,423.60) | 126,471.29 | 137,500.00 | (11,028.71) |
| 5316 - Off Duty Police Patrol | 1,480.00 | 1,666.50 | (186.50) | 16,008.68 | 16,666.50 | (657.82) |
| 5322 - Casual Labor | 0.00 | 0.00 | 0.00 | (65.00) | 0.00 | (65.00) |
| Total Payroll & Benefits | 21,360.53 | 23,081.50 | (1,720.97) | 220,409.51 | 230,816.50 | (10,406.99) |
| Insurance | | | | | | |
| 5445 - General Liability Insurance Premiums | 1,109.50 | 1,166.50 | (57.00) | 11,095.00 | 11,666.50 | (571.50) |
| Total Insurance | 1,109.50 | 1,166.50 | (57.00) | 11,095.00 | 11,666.50 | (571.50) |
| Utilities | | | | | | |
| 6000 - Electric Service | 809.75 | 1,000.00 | (190.25) | 9,525.17 | 10,000.00 | (474.83) |
| Total | | | | | | |
| Total Administrative | 30,834.61 | 19,898.50 | 10,936.11 | 219,259.09 | 229,915.50 | (10,656.41) |
| Total Payroll & Benefits | 21,360.53 | 23,081.50 | (1,720.97) | 220,409.51 | 230,816.50 | (10,406.99) |
| Total Insurance | 1,109.50 | 1,166.50 | (57.00) | 11,095.00 | 11,666.50 | (571.50) |
| Total Utilities | 809.75 | 1,000.00 | (190.25) | 9,525.17 | 10,000.00 | (474.83) |
| Total | 53,302.91 | 56,570.49 | (3,267.58) | 533,000.00 | 533,000.00 | (3,267.58) |

Income Statement Report

Lake Manassas ROA

April 01, 2015 thru April 30, 2015

| | Current Period | | Year to Date (10 months) | | Annual Budget | Budget Remaining |
|--|------------------|-----------------|--------------------------|-------------------|-------------------|--------------------|
| | Actual | Budget | Actual | Budget | | |
| Expense | | | | | | |
| Utilities | | | | | | |
| 6025 - Water Service | 45.79 | 1,250.00 | 6,164.40 | 12,500.00 | (6,335.60) | 8,835.60 |
| 6040 - Telephone/Internet | 832.24 | 883.00 | 9,095.32 | 8,833.00 | 262.32 | 1,504.68 |
| Total Utilities | 1,687.78 | 3,133.00 | 24,784.89 | 31,333.00 | (6,548.11) | 12,815.11 |
| Landscaping | | | | | | |
| 6100 - Grounds & Landscaping - Contract | 20,060.44 | 6,908.50 | 71,551.97 | 69,083.50 | 2,468.47 | 11,348.03 |
| 6150 - Seasonal Color/Plantings | 0.00 | 0.00 | 5,776.67 | 5,000.00 | 776.67 | 4,223.33 |
| 6160 - Tree Maintenance | 660.00 | 583.50 | 4,310.00 | 5,833.50 | (1,523.50) | 2,690.00 |
| 6299 - Irrigation System Contract | 2,378.00 | 875.00 | 12,699.27 | 5,250.00 | 7,449.27 | (5,699.27) |
| Total Landscaping | 23,098.44 | 8,367.00 | 94,337.91 | 85,167.00 | 9,170.91 | 12,562.09 |
| Contracted Services | | | | | | |
| 6035 - Trash and Recycling Service | 6,446.00 | 6,416.50 | 63,601.06 | 64,166.50 | (565.44) | 13,398.94 |
| 6434 - Pest Control | 59.70 | 125.00 | 911.80 | 1,250.00 | (338.20) | 588.20 |
| 6440 - Safety & Security | (160.00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6442 - Snow Removal Services | 0.00 | 0.00 | 84,017.75 | 50,000.00 | 34,017.75 | (34,017.75) |
| Total Contracted Services | 6,345.70 | 6,541.50 | 148,530.61 | 115,416.50 | 33,114.11 | (20,030.61) |
| Repair & Maintenance | | | | | | |
| 6530 - Common Areas Repair & Maintenance | 1,490.62 | 2,541.50 | 27,981.68 | 25,416.50 | 2,565.18 | 2,518.32 |
| 6600 - General Repair & Maintenance | 981.03 | 0.00 | 981.03 | 0.00 | 981.03 | (981.03) |
| 6655 - Mailbox Repair & Maintenance | 200.00 | 0.00 | 400.00 | 0.00 | 400.00 | (400.00) |
| Total Repair & Maintenance | 2,671.65 | 2,541.50 | 29,362.71 | 25,416.50 | 3,946.21 | 1,137.29 |
| Pool/Community Center Expenses | | | | | | |
| 6438 - Pool Management | 8,500.00 | 6,981.50 | 33,670.00 | 34,907.00 | (1,237.00) | 15,200.00 |
| 6710 - Pool Supplies | 0.00 | 0.00 | 3,025.52 | 4,500.00 | (1,474.48) | 5,974.48 |
| 9918 - Pool/Tennis Center Electricity | 371.90 | 800.00 | 7,561.37 | 8,000.00 | (438.63) | 2,038.63 |
| 9920 - Pool/Tennis Center Water/Sewer | 0.00 | 0.00 | 718.35 | 0.00 | 718.35 | (718.35) |

Income Statement Report

Lake Manassas ROA

April 01, 2015 thru April 30, 2015

| Expense | Current Period | | Year to Date (10 months) | | Annual Budget | Budget Remaining |
|---|--------------------|-------------------|--------------------------|---------------------|--------------------|-------------------|
| | Actual | Budget | Actual | Budget | | |
| Pool/Community Center Expenses | | | | | | |
| 9922 - Pool Telephone | 0.00 | 0.00 | (8.82) | 0.00 | (8.82) | 8.82 |
| Total Pool/Community Center Expenses | 8,871.90 | 7,781.50 | 44,966.42 | 47,407.00 | (2,440.58) | 22,503.58 |
| Professional Services | | | | | | |
| 7000 - Audit & Tax Services | 0.00 | 0.00 | 6,100.00 | 6,100.00 | 0.00 | 0.00 |
| 7010 - Engineering Services | 0.00 | 0.00 | 1,166.00 | 700.00 | 466.00 | 234.00 |
| 7015 - Management Reimbursements | 15.00 | 108.50 | 460.00 | 1,083.50 | (623.50) | 840.00 |
| 7025 - Legal Services - Collections | 0.00 | 1,250.00 | 11,873.86 | 12,500.00 | (626.14) | 3,126.14 |
| 7030 - Legal Services - General Counsel | 0.00 | 2,083.50 | 17,367.75 | 20,833.50 | (3,465.75) | 7,632.25 |
| 7035 - Other Collection Cost | 540.00 | 625.00 | 6,123.00 | 6,250.00 | (127.00) | 1,377.00 |
| 7040 - Management Fees | 5,348.00 | 5,348.00 | 53,480.00 | 53,480.00 | 0.00 | 10,696.00 |
| Total Professional Services | 5,903.00 | 9,415.00 | 96,570.61 | 100,947.00 | (4,376.39) | 23,905.39 |
| Taxes | | | | | | |
| 9000 - Federal Income Tax | 0.00 | 0.00 | 600.00 | 400.00 | 200.00 | (200.00) |
| 9005 - State Income Tax | 0.00 | 0.00 | 400.00 | 300.00 | 100.00 | (100.00) |
| 9015 - Property/Real Estate Tax | 0.00 | 0.00 | 91.00 | 150.00 | (59.00) | 59.00 |
| Total Taxes | 0.00 | 0.00 | 1,091.00 | 850.00 | 241.00 | (241.00) |
| Reserve Contributions | | | | | | |
| 9800 - Repair & Replacement Expenses | 22,931.50 | 22,931.50 | 229,316.50 | 229,316.50 | 0.00 | 45,863.50 |
| Total Reserve Contributions | 22,931.50 | 22,931.50 | 229,316.50 | 229,316.50 | 0.00 | 45,863.50 |
| Total Expense | 124,814.61 | 104,857.50 | 1,119,724.25 | 1,108,252.00 | 11,472.25 | 211,293.75 |
| Net Income / (Loss) | (16,945.20) | 3,702.00 | (63,989.30) | 5,644.00 | (69,633.30) | 63,989.30 |

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2015

| 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 | | | | | | | | | | | | | | |
| 4001 - Residential Assessments | 96,807 | 97,164 | 97,164 | 96,807 | 96,985 | 96,985 | 96,092 | 96,628 | 96,628 | 96,628 | 98,414 | 98,413 | 1,164,714 | 1,180,959 |
| 4006 - Ltd Assessments - Estate Homes | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 4,471 | 4,471 |
| 4007 - Ltd Assessments - Patio Homes | 275 | 275 | 275 | 275 | 280 | 280 | 280 | 280 | 280 | 280 | 256 | 257 | 3,290 | 3,076 |
| 4008 - Ltd Assessments - Willows | 468 | 481 | 481 | 481 | 481 | 481 | 481 | 481 | 481 | 481 | 468 | 468 | 5,733 | 5,616 |
| 4009 - Ltd Assessments - The Point | 137 | 138 | 138 | 138 | 138 | 138 | 132 | 137 | 137 | 137 | 136 | 136 | 1,643 | 1,628 |
| 4011 - Ltd Assessments - Woodlands | 938 | 938 | 924 | 924 | 924 | 924 | 924 | 924 | 924 | 924 | 924 | 924 | 11,116 | 11,088 |
| 4012 - Ltd Assessments - Timbers | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 6,480 | 6,480 |
| 4014 - Townhome Assessments | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 1,880 | 22,560 | 22,560 |
| 4015 - Ltd Assessments - Small Lots | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 558 | 6,696 | 6,696 |
| 4016 - Capital Contribution | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 357 | 357 | 714 | 3,570 |
| 4017 - Ltd Assessments - Oaks | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 448 | 5,373 | 5,373 |
| 4018 - Ltd Assessments - Overlook Ridge | 320 | 320 | 320 | 312 | 312 | 312 | (78) | 303 | 303 | 303 | 321 | 321 | 3,369 | 3,845 |
| 4080 - Pipe Stem Assessment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 408 | 408 | 816 | 4,896 |
| 4125 - Developer Assessments | 1,429 | 1,072 | 1,072 | 1,429 | 1,250 | 1,250 | 2,143 | 1,607 | 1,607 | 1,607 | 0 | 0 | 14,467 | 30,000 |
| Total Assessment Income | 104,172 | 104,186 | 104,172 | 104,164 | 104,168 | 104,168 | 103,772 | 104,158 | 104,158 | 104,158 | 105,082 | 105,081 | 1,251,441 | 1,290,258 |
| Other Income | | | | | | | | | | | | | | |
| 4205 - Application Fees | 1,535 | (5,250) | 3,590 | 105 | 485 | (250) | 650 | 0 | 65 | 2,105 | 1,000 | 1,000 | 5,035 | 11,000 |
| 4220 - Gate & Access Fees | 600 | 0 | 500 | 100 | 0 | 0 | 2,000 | 150 | 150 | 650 | 338 | 337 | 4,825 | 4,050 |
| 4710 - Late Fees & Interest | (21) | 298 | 545 | 207 | 263 | 292 | 286 | 339 | 240 | 321 | 430 | 429 | 3,629 | 5,150 |
| 4720 - Legal Reimbursements | 331 | 11 | 871 | 463 | 0 | 0 | 340 | 0 | 1,228 | 0 | 730 | 730 | 4,704 | 8,760 |
| 4805 - Violation Charges | (2,650) | 310 | 210 | (520) | 0 | (351) | 0 | 0 | (150) | 0 | 983 | 984 | (1,184) | 11,800 |
| 4910 - Interest Earned - Reserve Accounts | 358 | 358 | 395 | 434 | 434 | 446 | 447 | 403 | 498 | 634 | 0 | 0 | 4,407 | 0 |
| Total Other Income | 152 | (4,273) | 6,110 | 789 | 1,182 | 137 | 3,724 | 892 | 2,031 | 3,711 | 3,481 | 3,480 | 21,415 | 40,760 |
| Total Income | 104,325 | 99,913 | 110,283 | 104,953 | 105,351 | 104,306 | 107,496 | 105,050 | 106,190 | 107,869 | 108,562 | 108,560 | 1,272,857 | 1,331,018 |
| Administrative | | | | | | | | | | | | | | |
| 5010 - Bad Debt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,723 |
| 5015 - Bank Charges | (10) | (20) | 5 | 5 | (10) | (10) | 0 | 0 | 0 | (5) | 17 | 17 | (12) | 200 |
| 5020 - Board Expenses/Minutes | 0 | 450 | 219 | 434 | 300 | 925 | 150 | 300 | 250 | 0 | 0 | 750 | 3,778 | 3,000 |

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2015

| 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 | | | | | | | | | | | | | | |
| 5030 - Coupon Costs | 8 | 113 | 402 | 6 | 39 | 4 | 19 | 12 | 22 | 80 | 275 | 275 | 1,254 | 3,300 |
| 5035 - Architectural | 50 | 0 | 323 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 500 | 1,373 | 6,000 |
| 5040 - Computer Other-C3 | 250 | 250 | 250 | 250 | 1,500 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 4,250 | 3,000 |
| 5065 - Committee Expenses | 0 | 0 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 280 | 400 |
| 5090 - Office Supplies | 937 | 3,133 | 1,240 | 324 | 1,123 | 843 | 1,164 | 1,132 | 33 | 1,570 | 700 | 700 | 12,900 | 8,400 |
| 5095 - Transponders | 0 | 1,684 | 0 | 303 | 4,405 | 0 | 0 | 0 | 0 | 0 | 1,500 | 0 | 7,892 | 3,000 |
| 5100 - Storage Rental | 186 | 186 | 186 | 186 | 186 | 186 | 186 | 186 | 186 | 186 | 175 | 175 | 2,205 | 2,100 |
| 5115 - Web Site Maintenance | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 480 | 480 |
| 5195 - Miscellaneous Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 0 | 0 | 0 | 0 | 0 | 500 | 13,059 |
| 5210 - Printing & Copying | 509 | 1,572 | 251 | 426 | 348 | 124 | 167 | 116 | 164 | 199 | 333 | 334 | 4,542 | 4,000 |
| 5215 - Postage | 337 | 1,596 | 120 | 116 | 71 | 121 | 417 | 74 | 112 | 77 | 333 | 334 | 3,707 | 4,000 |
| 5225 - Newsletter Services | 75 | 0 | 298 | 0 | 275 | 0 | 0 | 0 | 329 | 0 | 0 | 400 | 1,377 | 1,600 |
| 6300 - Permits & Licenses | 0 | 0 | 761 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 108 | 109 | 1,002 | 1,300 |
| 6325 - New Construction Committee | 90 | 0 | 1,006 | 3,818 | 750 | 873 | 34 | 390 | 647 | 930 | 917 | 917 | 10,371 | 11,000 |
| 8150 - LMA Expenses | 13,827 | 14,435 | 14,150 | 22,715 | 14,326 | 17,830 | 14,048 | 18,596 | 16,071 | 27,507 | 16,250 | 16,250 | 206,007 | 195,000 |
| Total Administrative | 16,298 | 23,438 | 19,250 | 28,622 | 23,456 | 21,185 | 16,974 | 21,095 | 18,105 | 30,835 | 21,598 | 21,049 | 261,906 | 272,562 |
| Payroll & Benefits | | | | | | | | | | | | | | |
| 5300 - Management Payroll Reimburseme | 7,499 | 8,132 | 8,042 | 7,905 | 8,025 | 7,803 | 7,709 | 7,255 | 8,071 | 7,554 | 7,665 | 7,665 | 93,325 | 91,980 |
| 5312 - Security Contract- Western Gatehol | 13,148 | 11,707 | 13,764 | 12,747 | 12,334 | 13,453 | 12,767 | 10,683 | 13,542 | 12,326 | 13,750 | 13,750 | 153,971 | 165,000 |
| 5316 - Off Duty Police Patrol | 1,140 | 1,575 | 2,148 | 1,436 | 1,157 | 1,283 | 2,603 | 2,011 | 1,175 | 1,480 | 1,667 | 1,667 | 19,342 | 20,000 |
| 5322 - Casual Labor | (65) | 0 | 0 | 0 | 82 | (82) | 0 | 0 | 0 | 0 | 0 | 0 | (65) | 0 |
| Total Payroll & Benefits | 21,722 | 21,414 | 23,954 | 22,088 | 21,598 | 22,457 | 23,079 | 19,949 | 22,788 | 21,361 | 23,082 | 23,082 | 266,573 | 276,980 |
| Insurance | | | | | | | | | | | | | | |
| 5445 - General Liability Insurance Premium | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,167 | 1,167 | 13,429 | 14,000 |
| Total Insurance | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,167 | 1,167 | 13,429 | 14,000 |
| Utilities | | | | | | | | | | | | | | |
| 6000 - Electric Service | 2,559 | (887) | 884 | 903 | 1,006 | 1,096 | 1,130 | 1,024 | 1,000 | 810 | 1,000 | 1,000 | 11,525 | 12,000 |
| 6025 - Water Service | 944 | 100 | 1,321 | 3,365 | 1,108 | (889) | 30 | 65 | 76 | 46 | 1,250 | 1,250 | 8,664 | 15,000 |

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2015

| 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 | | | | | | | | | | | | | | |
| 6040 - Telephone/Internet | 563 | 788 | 1,412 | 1,041 | 746 | 921 | 859 | 1,096 | 837 | 832 | 884 | 883 | 10,862 | 10,600 |
| 6050 - Telephone Service | 176 | 59 | (235) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Utilities | 4,242 | 59 | 3,383 | 5,308 | 2,860 | 1,128 | 2,019 | 2,184 | 1,913 | 1,688 | 3,134 | 3,133 | 31,052 | 37,600 |
| Landscaping | | | | | | | | | | | | | | |
| 6100 - Grounds & Landscaping - Contract | 5,611 | 5,725 | 5,725 | 11,926 | (166) | 5,725 | 5,725 | 5,611 | 5,611 | 20,060 | 6,908 | 6,909 | 85,368 | 82,900 |
| 6150 - Seasonal Color/Plantings | 0 | 0 | 0 | 0 | 5,777 | 0 | 0 | 0 | 0 | 0 | 5,000 | 0 | 10,777 | 10,000 |
| 6160 - Tree Maintenance | 3,325 | 0 | 0 | 325 | 0 | 0 | 0 | 0 | 0 | 660 | 583 | 584 | 5,477 | 7,000 |
| 6299 - Irrigation System Contract | 0 | 0 | 7,183 | 0 | 589 | 0 | 2,550 | 0 | 0 | 2,378 | 875 | 875 | 14,449 | 7,000 |
| Total Landscaping | 8,936 | 5,725 | 12,908 | 12,251 | 6,199 | 5,725 | 8,275 | 5,611 | 5,611 | 23,098 | 13,366 | 8,367 | 116,071 | 106,900 |
| Contracted Services | | | | | | | | | | | | | | |
| 6035 - Trash and Recycling Service | 6,337 | 6,337 | 6,290 | 6,259 | 6,259 | 6,259 | 6,446 | 6,521 | 6,446 | 6,446 | 6,417 | 6,417 | 76,435 | 77,000 |
| 6434 - Pest Control | 383 | 58 | 58 | 58 | 58 | 58 | 60 | 60 | 60 | 60 | 125 | 125 | 1,162 | 1,500 |
| 6440 - Safety & Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 160 | (160) | 0 | 0 | 0 | 0 |
| 6442 - Snow Removal Services | 0 | 0 | 0 | 0 | 0 | 0 | 7,840 | 51,060 | 25,118 | 0 | 0 | 0 | 84,018 | 50,000 |
| Total Contracted Services | 6,720 | 6,395 | 6,348 | 6,317 | 6,317 | 6,317 | 14,346 | 57,641 | 31,783 | 6,346 | 6,542 | 6,542 | 161,614 | 128,500 |
| Repair & Maintenance | | | | | | | | | | | | | | |
| 6530 - Common Areas Repair & Maintainar | 2,416 | 4,070 | 3,650 | 2,158 | 3,483 | 2,767 | 4,019 | 2,227 | 1,702 | 1,491 | 2,542 | 2,542 | 33,065 | 30,500 |
| 6600 - General Repair & Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 981 | 0 | 0 | 981 | 0 |
| 6655 - Mailbox Repair & Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 200 | 0 | 0 | 400 | 0 |
| Total Repair & Maintenance | 2,416 | 4,070 | 3,650 | 2,158 | 3,483 | 2,767 | 4,019 | 2,227 | 1,902 | 2,672 | 2,542 | 2,542 | 34,446 | 30,500 |
| Pool/Community Center Expenses | | | | | | | | | | | | | | |
| 6438 - Pool Management | 10,270 | 7,900 | 0 | 0 | 0 | 0 | 0 | 0 | 7,000 | 8,500 | 6,982 | 6,982 | 47,633 | 48,870 |
| 6710 - Pool Supplies | 939 | 10 | 0 | 0 | 32 | 0 | 0 | 2,045 | 0 | 0 | 2,250 | 2,250 | 7,526 | 9,000 |
| 9918 - Pool/Tennis Center Electricity | 655 | 2,467 | 798 | 168 | 597 | 599 | 676 | 630 | 601 | 372 | 800 | 800 | 9,161 | 9,600 |
| 9920 - Pool/Tennis Center Water/Sewer | 192 | 713 | 170 | (357) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 718 | 0 |
| 9922 - Pool Telephone | 46 | (55) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (9) | 0 |
| Total Pool/Community Center Expenses | 12,102 | 11,034 | 969 | (189) | 628 | 599 | 676 | 2,675 | 7,601 | 8,872 | 10,032 | 10,032 | 65,029 | 67,470 |

Income and Expense Projection Report

Lake Manassas ROA

As of April 30, 2015

| 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 |
| Professional Services | | | | | | | | | | | | | | |
| 7000 - Audit & Tax Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,100 | 0 | 0 | 0 | 0 | 6,100 | 6,100 |
| 7010 - Engineering Services | 0 | 1,955 | 0 | (1,955) | 0 | 0 | 1,166 | 0 | 0 | 0 | 700 | 0 | 1,866 | 1,400 |
| 7015 - Management Reimbursements | 40 | 15 | 15 | 15 | 15 | 15 | 15 | 300 | 15 | 15 | 108 | 109 | 677 | 1,300 |
| 7025 - Legal Services - Collections | 0 | 1,205 | 2,929 | 2,741 | (732) | 2,485 | 1,681 | 598 | 966 | 0 | 1,250 | 1,250 | 14,374 | 15,000 |
| 7030 - Legal Services - General Counsel | 0 | 788 | 1,240 | 2,982 | 0 | 6,298 | 485 | 2,309 | 3,266 | 0 | 2,083 | 2,084 | 21,534 | 25,000 |
| 7035 - Other Collection Cost | 384 | 400 | 625 | 513 | 327 | 1,691 | 794 | 274 | 575 | 540 | 625 | 625 | 7,373 | 7,500 |
| 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 | 5,772 | 9,711 | 10,157 | 9,644 | 4,958 | 15,837 | 9,489 | 14,929 | 10,171 | 5,903 | 10,114 | 9,415 | 116,100 | 120,476 |
| Taxes | | | | | | | | | | | | | | |
| 9000 - Federal Income Tax | 0 | 0 | 0 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 600 | 400 |
| 9005 - State Income Tax | 0 | 0 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 | 300 |
| 9015 - Property/Real Estate Tax | 0 | 0 | 0 | 0 | 91 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 91 | 150 |
| Total Taxes | 0 | 0 | 0 | 1,000 | 91 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,091 | 850 |
| Reserve Contributions | | | | | | | | | | | | | | |
| 9800 - Repair & Replacement Expenses | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 275,180 | 275,180 |
| Total Reserve Contributions | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 22,932 | 275,180 | 275,180 |
| Total Expense | 102,250 | 105,889 | 104,660 | 111,239 | 93,632 | 100,056 | 102,918 | 150,352 | 123,914 | 124,815 | 114,509 | 108,258 | 1,342,490 | 1,331,018 |
| Association Summary | 2,075 | (5,976) | 5,623 | (6,286) | 11,719 | 4,250 | 4,578 | (45,302) | (17,724) | (16,945) | (5,947) | 303 | (69,633) | 0 |