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## MANAGEMENT MEMORANDUM

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**TO:** LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION BOARD OF DIRECTORS  
**FROM:** COMMUNITY MANAGEMENT CORPORATION  
**SUBJECT:** JANUARY 2022 FINANCIAL REPORT  
**DATE:** 2/25/2022

### ***CASH & INVESTMENTS***

As of January 31, 2021, Lake Manassas Residential Owners Association had \$589,492.72 in operating funds. The Association currently has one money market account with Citi Bank in the amount of \$152,853.53. There is 1 Money Market with Pacific Western totaling \$250,824.62. There is 1 CD with CIT totaling \$100,601.78. There is 1 money market account with Morgan Stanley totaling \$259,102.50. The Association currently has 9 CD's with Morgan Stanley, totaling \$1,025,000.00 (see attached report for maturity dates & interest rates, behind the regular financials) With accrued interest, the Association has a total of cash and investments of \$2,378,505.55.

### ***BALANCE SHEET***

As of January 31, 2021 (63) accounts were delinquent in the amount of \$77,035.02 and (314) accounts were prepaid in the amount of \$103,885.98. Lake Manassas Residential Owners Association has a delinquency rate of 4.9% of the total assessments (\$1,567,770.00). This rate will change monthly as payments are made and others fall delinquent. The industry standard for assessments receivable is now 3% so the association has a higher than standard delinquency rate at this time.

	<b># of accounts</b>	<b>total amount</b>	<b>Rate of Delinquency</b>
30-day	33	\$11,038.11	14.33%
31-60 day	0	\$1,630.00	2.12%
61-90 day	8	\$5,132.08	8.66%
91-120 day	3	\$5,801.06	7.53%
120+ day	19	\$53,433.77	69.36%
<b>TOTAL</b>	<b>63</b>	<b>\$77,035.02</b>	<b>100.00%</b>

The Repair & Replacement Reserves balance as of January 31, 2021 was \$1,803,540.00. The proper amount is being put into Reserves each month (the contribution is being fully funded). An adjustment will be made to the program which will correctly reflect this, next month.

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 positive balance of \$303,059.40 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 January 31, 2021, the Association closed the month on a positive at \$36,282.25 in income vs. expenses, Year to Date.

### Year to Date Expense Variances

#### **Administrative Expenses:**

The Association is showing a POSITIVE VARIANCE of \$31,230.96. This is largely due to GL 8150 – LMA Expenses which was a payment that was credited for, due to a double payment because of mailing issues.

#### **Payroll & Benefits Expenses:**

The Association is showing a NEGATIVE VARIANCE of \$1,342.53. This is due to overages in GL 5300 – Management Payroll Reimbursement. We believe this is showing a variance due to monthly accruals.

#### **Utilities:**

The Association is showing a POSITIVE VARIANCE of \$1,805.41. This is primarily due to slight savings in GL 6000 – Electric Service and GL 6040 – Telephone/Internet.

#### **Landscaping:**

The Association is showing a POSITIVE VARIANCE of \$34,976.30. This is primarily due to lower invoices for GL 6100 – Grounds & Landscaping Contract and no monthly invoice received for GL 6150 – Seasonal Color/Plantings as budgeted for.

#### **Contracted Services:**

The Association is showing a NEGATIVE VARIANCE of \$58,023.64. This is due to the necessity for a large amount of snow removal services in January 2022.

#### **Repair and Maintenance:**

The Association is showing a POSITIVE VARIANCE of \$9,638.40. This is due to savings YTD in GL 6530 – General Maintenance.

#### **Pool/Community Center Expenses:**

The Association is showing a NEGATIVE VARIANCE of \$13,880.76. This is due to multiple monthly invoices regarding GL 6438 – Pool Management.

#### **Professional Services:**

The Association is showing a POSITIVE VARIANCE of \$868.95. This is due to savings in GL 7030 – Legal Services – General Counsel, YTD.

#### **Reserve Contributions:**

The Association is showing a NEGATIVE VARIANCE of \$18,569.82. This is due to a lack of expected revenue in GL 9806 – Reserve Interest Contribution. More funds were budgeted than contributed, year to date.

# Lake Manassas Residential Owners Assoc.

## January 2022 Financial Report

Statement prepared by: Cheryl Weaver



**Balance Sheet Report  
Lake Manassas ROA**

As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Cash &amp; Investments</b>			
1013 - PPB Operating 1801	589,492.72	494,195.35	95,297.37
1101 - CIT Bank MM	152,653.53	152,634.08	19.45
1140 - Pacific Western MM - 3538	250,824.62	250,738.26	86.36
1150 - Capital Bank CD – 9654	0.00	100,000.00	(100,000.00)
1155 - CIT CD – 5500	100,601.78	100,550.53	51.25
1330 - Morgan Stanley MM - 1172	259,102.50	258,985.64	116.86
1353 - Morgan Stanley CD	1,025,000.00	1,025,000.00	0.00
1730 - Accrued Interest Receivable	830.40	1,226.13	(395.73)
<b>Total Cash &amp; Investments</b>	<b>2,378,505.55</b>	<b>2,383,329.99</b>	<b>(4,824.44)</b>
<b>Current Assets</b>			
1500 - Residential Assessments Receivable	77,035.02	72,684.76	4,350.26
1530 - Allowance for Doubtful Accounts	(56,299.22)	(54,799.22)	(1,500.00)
1600 - Prepaid Insurance	240.65	1,560.82	(1,320.17)
1640 - Other Prepaid Expenses	2,434.68	80.85	2,353.83
1725 - Insurance Receivable	(1,985.95)	0.00	(1,985.95)
1745 - Taxes Receivable	(4,658.06)	(1,876.00)	(2,782.06)
<b>Total Current Assets</b>	<b>16,767.12</b>	<b>17,651.21</b>	<b>(884.09)</b>
<b>Total Assets</b>	<b><u>2,395,272.67</u></b>	<b><u>2,400,981.20</u></b>	<b><u>(5,708.53)</u></b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2000 - Accounts Payable	839.99	(2,782.48)	3,622.47
2025 - Transfer Fee Payable	117.38	117.38	0.00
2050 - Resident Refunds	1,265.69	1,088.69	177.00
2300 - Accrued Expenses	41,411.78	73,538.64	(32,126.86)
2400 - Accrued Payroll Payable	4,253.00	9,322.78	(5,069.78)

**Balance Sheet Report  
Lake Manassas ROA**

As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2500 - Construction Deposits	52,913.20	52,913.20	0.00
2550 - Prepaid Assessments	103,885.98	111,350.08	(7,464.10)
<b>Total Current Liabilities</b>	<u>204,687.02</u>	<u>245,548.29</u>	<u>(40,861.27)</u>
<b>Total Liabilities</b>	<u>204,687.02</u>	<u>245,548.29</u>	<u>(40,861.27)</u>
<b><u>Owners' Equity</u></b>			
<b>Unappropriated Owners' Equity</b>			
3000 - Owners Equity - Prior Years	303,059.40	332,225.90	(29,166.50)
<b>Total Unappropriated Owners' Equity</b>	<u>303,059.40</u>	<u>332,225.90</u>	<u>(29,166.50)</u>
<b>Reserves</b>			
3102 - Repair & Replacement Reserve - Prior Yrs	1,904,204.09	1,904,204.09	0.00
3276 - Reserve Contributions	231,332.50	198,285.00	33,047.50
3280 - Reserve Expenditures	(336,486.28)	(336,179.18)	(307.10)
3366 - Interest Reserves - Current Yr	4,489.69	3,930.18	559.51
<b>Total Reserves</b>	<u>1,803,540.00</u>	<u>1,770,240.09</u>	<u>33,299.91</u>
<b>Reserves - Kamehameha TH</b>			
3232 - Kamehameha TH Reserve Contributions	1,312.50	1,125.00	187.50
<b>Total Reserves - Kamehameha TH</b>	<u>1,312.50</u>	<u>1,125.00</u>	<u>187.50</u>
<b>Reserves - Turtle Point TH</b>			
3292 - Turtle Point TH Reserve Contributions	2,391.50	2,050.00	341.50
<b>Total Reserves - Turtle Point TH</b>	<u>2,391.50</u>	<u>2,050.00</u>	<u>341.50</u>

## Balance Sheet Report

### Lake Manassas ROA

As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
Settlement Funds			
3124 - Basheer Settlement Fund Income	44,000.00	44,000.00	0.00
<b>Total Settlement Funds</b>	<u>44,000.00</u>	<u>44,000.00</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>2,154,303.40</u>	<u>2,149,640.99</u>	<u>4,662.41</u>
<b>Net Income / (Loss)</b>	<u>36,282.25</u>	<u>5,791.92</u>	<u>30,490.33</u>
<b>Total Liabilities and Equity</b>	<u>2,395,272.67</u>	<u>2,400,981.20</u>	<u>(5,708.53)</u>

## Income Statement Summary

### Lake Manassas ROA

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Assessment Income</b>	<b>130,718.00</b>	<b>130,648.00</b>	<b>70.00</b>	<b>912,735.71</b>	<b>914,533.00</b>	<b>(1,797.29)</b>	<b>1,567,770.00</b>
<b>Total Other Income</b>	<b>33,093.32</b>	<b>7,775.00</b>	<b>25,318.32</b>	<b>70,516.93</b>	<b>53,925.00</b>	<b>16,591.93</b>	<b>92,800.00</b>
<b>Total Income</b>	<b>163,811.32</b>	<b>138,423.00</b>	<b>25,388.32</b>	<b>983,252.64</b>	<b>968,458.00</b>	<b>14,794.64</b>	<b>1,660,570.00</b>
<b>Total Administrative</b>	<b>(11,427.31)</b>	<b>24,064.00</b>	<b>(35,491.31)</b>	<b>161,183.54</b>	<b>192,414.50</b>	<b>(31,230.96)</b>	<b>315,435.00</b>
<b>Total Payroll &amp; Benefits</b>	<b>26,618.60</b>	<b>27,352.00</b>	<b>(733.40)</b>	<b>192,807.03</b>	<b>191,464.50</b>	<b>1,342.53</b>	<b>328,225.00</b>
<b>Total Insurance</b>	<b>1,315.17</b>	<b>1,333.50</b>	<b>(18.33)</b>	<b>9,808.52</b>	<b>9,333.50</b>	<b>475.02</b>	<b>16,000.00</b>
<b>Total Utilities</b>	<b>2,427.26</b>	<b>3,041.00</b>	<b>(613.74)</b>	<b>19,485.59</b>	<b>21,291.00</b>	<b>(1,805.41)</b>	<b>36,500.00</b>
<b>Total Landscaping</b>	<b>425.07</b>	<b>11,054.50</b>	<b>(10,629.43)</b>	<b>47,905.20</b>	<b>82,881.50</b>	<b>(34,976.30)</b>	<b>140,904.00</b>
<b>Total Contracted Services</b>	<b>70,855.15</b>	<b>15,454.50</b>	<b>55,400.65</b>	<b>131,203.14</b>	<b>73,179.50</b>	<b>58,023.64</b>	<b>129,450.00</b>
<b>Total Repair &amp; Maintenance</b>	<b>1,077.88</b>	<b>3,979.00</b>	<b>(2,901.12)</b>	<b>18,215.60</b>	<b>27,854.00</b>	<b>(9,638.40)</b>	<b>47,750.00</b>
<b>Total Pool/Community Center Expenses</b>	<b>(1,753.68)</b>	<b>4,600.00</b>	<b>(6,353.68)</b>	<b>48,680.76</b>	<b>34,800.00</b>	<b>13,880.76</b>	<b>60,400.00</b>
<b>Total Professional Services</b>	<b>9,646.84</b>	<b>10,111.00</b>	<b>(464.16)</b>	<b>75,460.05</b>	<b>76,329.00</b>	<b>(868.95)</b>	<b>132,436.00</b>
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,694.77</b>	<b>3,450.00</b>	<b>(755.23)</b>	<b>5,550.00</b>
<b>Total Reserve Contributions</b>	<b>34,136.01</b>	<b>37,326.50</b>	<b>(3,190.49)</b>	<b>239,526.19</b>	<b>261,286.50</b>	<b>(21,760.31)</b>	<b>447,920.00</b>
<b>Total Expense</b>	<b>133,320.99</b>	<b>138,316.00</b>	<b>(4,995.01)</b>	<b>946,970.39</b>	<b>974,284.00</b>	<b>(27,313.61)</b>	<b>1,660,570.00</b>
<b>Net Income / (Loss)</b>	<b>30,490.33</b>	<b>107.00</b>	<b>30,383.33</b>	<b>36,282.25</b>	<b>(5,826.00)</b>	<b>42,108.25</b>	<b>0.00</b>

**Income Statement Report**  
**Lake Manassas ROA**  
**Consolidated**

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4001 - Residential Assessments	126,485.00	127,046.00	(561.00)	879,518.71	889,320.50	(9,801.79)	1,524,549.00	645,030.29
4003 - Kamehameha TH Assessments	800.00	801.50	(1.50)	5,600.00	5,609.50	(9.50)	9,816.00	4,016.00
4004 - Turtle Point TH Assessments	1,960.00	1,942.50	17.50	12,796.00	13,597.00	(801.00)	23,309.00	10,513.00
4080 - Pipe Stem Assessment	858.00	858.00	0.00	6,006.00	6,006.00	0.00	10,296.00	4,290.00
4120 - Initial Contribution	0.00	0.00	0.00	4,510.00	0.00	4,510.00	0.00	(4,510.00)
4125 - Developer Assessments	615.00	0.00	615.00	4,305.00	0.00	4,305.00	0.00	(4,305.00)
<b>Total Assessment Income</b>	<b>130,718.00</b>	<b>130,648.00</b>	<b>70.00</b>	<b>912,735.71</b>	<b>914,533.00</b>	<b>(1,797.29)</b>	<b>1,567,770.00</b>	<b>655,034.29</b>
<b>Other Income</b>								
4205 - Application Fees	35.00	500.00	(465.00)	2,495.00	3,000.00	(505.00)	5,500.00	3,005.00
4220 - Gate & Access Fees	75.00	242.00	(167.00)	1,665.00	1,692.00	(27.00)	2,900.00	1,235.00
4245 - Newsletter Advertising	0.00	0.00	0.00	825.00	0.00	825.00	0.00	(825.00)
4710 - Late Fees & Interest	469.07	416.50	52.57	3,910.04	2,916.50	993.54	5,000.00	1,089.96
4720 - Legal Reimbursements	2,018.24	391.50	1,626.74	5,936.90	2,741.50	3,195.40	4,700.00	(1,236.90)
4805 - Violation Charges	770.00	958.50	(188.50)	880.00	6,708.50	(5,828.50)	11,500.00	10,620.00
4815 - Prior Yr Income/Deficit	29,166.50	4,166.50	25,000.00	29,166.50	29,166.50	0.00	50,000.00	20,833.50
4825 - Recovery of Bad Debt	0.00	0.00	0.00	21,148.80	0.00	21,148.80	0.00	(21,148.80)
4910 - Interest Earned - Reserve Accounts	559.51	1,100.00	(540.49)	4,489.69	7,700.00	(3,210.31)	13,200.00	8,710.31
<b>Total Other Income</b>	<b>33,093.32</b>	<b>7,775.00</b>	<b>25,318.32</b>	<b>70,516.93</b>	<b>53,925.00</b>	<b>16,591.93</b>	<b>92,800.00</b>	<b>22,283.07</b>
<b>Total Income</b>	<b>163,811.32</b>	<b>138,423.00</b>	<b>25,388.32</b>	<b>983,252.64</b>	<b>968,458.00</b>	<b>14,794.64</b>	<b>1,660,570.00</b>	<b>677,317.36</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	1,500.00	0.00	1,500.00	10,500.00	18,000.00	(7,500.00)	18,000.00	7,500.00
5015 - Bank Charges	0.00	19.00	(19.00)	10.00	131.50	(121.50)	225.00	215.00
5020 - Board Expenses/Minutes	0.00	0.00	0.00	2,466.00	1,657.00	809.00	2,900.00	434.00
5030 - Account Setup/Maintenance	538.89	333.50	205.39	5,780.89	2,333.50	3,447.39	4,000.00	(1,780.89)
5035 - Architectural	0.00	41.50	(41.50)	45.00	291.50	(246.50)	500.00	455.00
5040 - Computer Other-C3	250.00	250.00	0.00	1,750.00	1,750.00	0.00	3,000.00	1,250.00

# Income Statement Report

## Lake Manassas ROA

### Consolidated

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5065 - Committee Expenses	0.00	88.00	(88.00)	0.00	613.00	(613.00)	1,050.00	1,050.00
5085 - Office Equipment Lease	1,047.82	541.50	506.32	5,746.05	3,791.50	1,954.55	6,500.00	753.95
5090 - Office Supplies	387.31	833.50	(446.19)	3,759.32	5,833.50	(2,074.18)	10,000.00	6,240.68
5095 - Transponders	0.00	0.00	0.00	1,232.60	312.50	920.10	625.00	(607.60)
5100 - Storage Rental	106.99	100.00	6.99	699.93	700.00	(0.07)	1,200.00	500.07
5115 - Web Site Maintenance	0.00	166.50	(166.50)	1,326.75	1,166.50	160.25	2,000.00	673.25
5195 - Miscellaneous Expenses	105.95	0.00	105.95	1,061.33	2,852.00	(1,790.67)	2,852.00	1,790.67
5210 - Printing & Copying	110.00	491.50	(381.50)	4,450.43	3,441.50	1,008.93	5,900.00	1,449.57
5215 - Postage	677.76	558.50	119.26	4,107.16	3,908.50	198.66	6,700.00	2,592.84
5225 - Newsletter Services	0.00	0.00	0.00	1,280.20	1,150.00	130.20	2,300.00	1,019.80
6300 - Permits & Licenses	0.00	41.50	(41.50)	155.00	291.50	(136.50)	500.00	345.00
6325 - New Construction Committee	0.00	1,133.50	(1,133.50)	7,748.72	7,933.50	(184.78)	13,600.00	5,851.28
8150 - LMA Expenses	(16,152.03)	19,465.50	(35,617.53)	109,064.16	136,257.00	(27,192.84)	233,583.00	124,518.84
<b>Total Administrative</b>	<b>(11,427.31)</b>	<b>24,064.00</b>	<b>(35,491.31)</b>	<b>161,183.54</b>	<b>192,414.50</b>	<b>(31,230.96)</b>	<b>315,435.00</b>	<b>154,251.46</b>
<b>Payroll &amp; Benefits</b>								
5300 - Management Payroll Reimbursement	13,885.60	12,885.50	1,000.10	93,845.28	90,197.50	3,647.78	154,624.00	60,778.72
5308 - PT Covenants Inspector	0.00	216.50	(216.50)	36.00	1,516.50	(1,480.50)	2,600.00	2,564.00
5312 - Security Contract- Western Gatehouse	12,078.00	13,608.50	(1,530.50)	94,650.75	95,259.00	(608.25)	163,301.00	68,650.25
5316 - Off Duty Police Patrol	655.00	641.50	13.50	4,275.00	4,491.50	(216.50)	7,700.00	3,425.00
<b>Total Payroll &amp; Benefits</b>	<b>26,618.60</b>	<b>27,352.00</b>	<b>(733.40)</b>	<b>192,807.03</b>	<b>191,464.50</b>	<b>1,342.53</b>	<b>328,225.00</b>	<b>135,417.97</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	1,315.17	1,333.50	(18.33)	9,808.52	9,333.50	475.02	16,000.00	6,191.48
<b>Total Insurance</b>	<b>1,315.17</b>	<b>1,333.50</b>	<b>(18.33)</b>	<b>9,808.52</b>	<b>9,333.50</b>	<b>475.02</b>	<b>16,000.00</b>	<b>6,191.48</b>
<b>Utilities</b>								
6000 - Electric Service	860.51	1,000.00	(139.49)	5,905.96	7,000.00	(1,094.04)	12,000.00	6,094.04
6025 - Water Service	435.45	708.00	(272.55)	5,918.58	4,958.00	960.58	8,500.00	2,581.42

**Income Statement Report**  
**Lake Manassas ROA**  
**Consolidated**

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6040 - Telephone/Internet	1,131.30	1,333.00	(201.70)	7,661.05	9,333.00	(1,671.95)	16,000.00	8,338.95
<b>Total Utilities</b>	<b>2,427.26</b>	<b>3,041.00</b>	<b>(613.74)</b>	<b>19,485.59</b>	<b>21,291.00</b>	<b>(1,805.41)</b>	<b>36,500.00</b>	<b>17,014.41</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	425.07	6,431.00	(6,005.93)	28,417.45	45,017.00	(16,599.55)	77,172.00	48,754.55
6115 - Kamehameha Landscape Contract	0.00	601.50	(601.50)	2,924.71	4,209.50	(1,284.79)	7,216.00	4,291.29
6120 - Turtle Point TH Landscape Contract	0.00	1,592.50	(1,592.50)	5,059.20	11,147.50	(6,088.30)	19,110.00	14,050.80
6150 - Seasonal Color/Plantings	0.00	2,429.50	(2,429.50)	6,003.84	17,007.50	(11,003.66)	29,156.00	23,152.16
6299 - Irrigation System Contract	0.00	0.00	0.00	5,500.00	5,500.00	0.00	8,250.00	2,750.00
<b>Total Landscaping</b>	<b>425.07</b>	<b>11,054.50</b>	<b>(10,629.43)</b>	<b>47,905.20</b>	<b>82,881.50</b>	<b>(34,976.30)</b>	<b>140,904.00</b>	<b>92,998.80</b>
<b>Contracted Services</b>								
6035 - Trash and Recycling Service	11,056.55	8,333.50	2,723.05	69,391.46	58,333.50	11,057.96	100,000.00	30,608.54
6434 - Pest Control	258.60	121.00	137.60	2,271.68	846.00	1,425.68	1,450.00	(821.68)
6442 - Snow Removal Services	59,540.00	7,000.00	52,540.00	59,540.00	14,000.00	45,540.00	28,000.00	(31,540.00)
<b>Total Contracted Services</b>	<b>70,855.15</b>	<b>15,454.50</b>	<b>55,400.65</b>	<b>131,203.14</b>	<b>73,179.50</b>	<b>58,023.64</b>	<b>129,450.00</b>	<b>(1,753.14)</b>
<b>Repair &amp; Maintenance</b>								
6530 - General Maintenance	1,077.88	3,979.00	(2,901.12)	18,033.50	27,854.00	(9,820.50)	47,750.00	29,716.50
6600 - General Repair & Maintenance	0.00	0.00	0.00	182.10	0.00	182.10	0.00	(182.10)
<b>Total Repair &amp; Maintenance</b>	<b>1,077.88</b>	<b>3,979.00</b>	<b>(2,901.12)</b>	<b>18,215.60</b>	<b>27,854.00</b>	<b>(9,638.40)</b>	<b>47,750.00</b>	<b>29,534.40</b>
<b>Pool/Community Center Expenses</b>								
6438 - Pool Management	(2,369.02)	3,766.50	(6,135.52)	42,738.46	26,366.50	16,371.96	45,200.00	2,461.54
6710 - Pool Supplies	0.00	0.00	0.00	807.80	2,600.00	(1,792.20)	5,200.00	4,392.20
9918 - Pool/Tennis Center Electricity	615.34	833.50	(218.16)	5,134.50	5,833.50	(699.00)	10,000.00	4,865.50
<b>Total Pool/Community Center Expenses</b>	<b>(1,753.68)</b>	<b>4,600.00</b>	<b>(6,353.68)</b>	<b>48,680.76</b>	<b>34,800.00</b>	<b>13,880.76</b>	<b>60,400.00</b>	<b>11,719.24</b>

**Income Statement Report**  
**Lake Manassas ROA**  
**Consolidated**

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	7,016.00	5,050.00	1,966.00	10,100.00	3,084.00
7010 - Engineering Services	0.00	0.00	0.00	0.00	500.00	(500.00)	1,000.00	1,000.00
7015 - Management Reimbursements	15.00	53.50	(38.50)	130.00	373.50	(243.50)	640.00	510.00
7025 - Legal Services - Collections	1,274.31	1,191.50	82.81	12,259.66	8,341.50	3,918.16	14,300.00	2,040.34
7030 - Legal Services - General Counsel	2,434.53	2,916.50	(481.97)	14,263.39	20,416.50	(6,153.11)	35,000.00	20,736.61
7035 - Other Collection Cost	415.00	441.50	(26.50)	3,235.00	3,091.50	143.50	5,300.00	2,065.00
7040 - Management Fees	5,508.00	5,508.00	0.00	38,556.00	38,556.00	0.00	66,096.00	27,540.00
<b>Total Professional Services</b>	<b>9,646.84</b>	<b>10,111.00</b>	<b>(464.16)</b>	<b>75,460.05</b>	<b>76,329.00</b>	<b>(868.95)</b>	<b>132,436.00</b>	<b>56,975.95</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	2,000.00	2,100.00	(100.00)	4,200.00	2,200.00
9005 - State Income Tax	0.00	0.00	0.00	600.00	1,200.00	(600.00)	1,200.00	600.00
9015 - Property/Real Estate Tax	0.00	0.00	0.00	94.77	150.00	(55.23)	150.00	55.23
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,694.77</b>	<b>3,450.00</b>	<b>(755.23)</b>	<b>5,550.00</b>	<b>2,855.23</b>
<b>Reserve Contributions</b>								
9108 - Reserve Contributions - Kamehameha	187.50	187.50	0.00	1,312.50	1,312.50	0.00	2,250.00	937.50
9109 - Reserve Contributions - Turtle Point	341.50	341.50	0.00	2,391.50	2,391.50	0.00	4,100.00	1,708.50
9800 - Repair & Replacement Expenses	33,047.50	33,047.50	0.00	231,332.50	231,332.50	0.00	396,570.00	165,237.50
9806 - Reserve Interest Contribution	559.51	3,750.00	(3,190.49)	4,489.69	26,250.00	(21,760.31)	45,000.00	40,510.31
<b>Total Reserve Contributions</b>	<b>34,136.01</b>	<b>37,326.50</b>	<b>(3,190.49)</b>	<b>239,526.19</b>	<b>261,286.50</b>	<b>(21,760.31)</b>	<b>447,920.00</b>	<b>208,393.81</b>
<b>Total Expense</b>	<b>133,320.99</b>	<b>138,316.00</b>	<b>(4,995.01)</b>	<b>946,970.39</b>	<b>974,284.00</b>	<b>(27,313.61)</b>	<b>1,660,570.00</b>	<b>713,599.61</b>
<b>Net Income / (Loss)</b>	<b>30,490.33</b>	<b>107.00</b>	<b>30,383.33</b>	<b>36,282.25</b>	<b>(5,826.00)</b>	<b>42,108.25</b>	<b>0.00</b>	<b>(36,282.25)</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	127,046	127,046	127,046	127,046	127,046	1,514,747	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	801	802	802	801	802	9,607	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,943	1,943	1,942	1,943	1,943	22,508	23,309
4014 - Townhome Assessments	2,452	2,452	2,620	2,620	2,732	(12,876)	0	0	0	0	0	0	0	0
4080 - Pipe Stem Assessment	858	858	858	858	858	858	858	858	858	858	858	858	10,296	10,296
4120 - Initial Contribution	0	1,640	820	0	2,050	0	0	0	0	0	0	0	4,510	0
4125 - Developer Assessments	615	615	615	615	615	615	615	0	0	0	0	0	4,305	0
<b>Total Assessment Income</b>	<b>128,155</b>	<b>130,078</b>	<b>130,606</b>	<b>129,553</b>	<b>132,908</b>	<b>130,718</b>	<b>130,718</b>	<b>130,647</b>	<b>130,648</b>	<b>130,647</b>	<b>130,648</b>	<b>130,648</b>	<b>1,565,973</b>	<b>1,567,770</b>
<b>Other Income</b>														
4205 - Application Fees	240	1,570	430	35	0	185	35	500	500	500	500	500	4,995	5,500
4220 - Gate & Access Fees	635	(930)	670	185	230	600	75	241	242	242	241	242	2,873	2,900
4245 - Newsletter Advertising	0	300	150	0	375	0	0	0	0	0	0	0	825	0
4710 - Late Fees & Interest	370	(582)	675	1,303	1,000	675	469	417	417	417	417	417	5,994	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	392	392	392	392	392	7,895	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	958	959	959	958	959	5,672	11,500
4815 - Prior Yr Income/Deficit	0	0	0	0	0	0	29,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000
4825 - Recovery of Bad Debt	0	0	0	0	0	21,149	0	0	0	0	0	0	21,149	0
4910 - Interest Earned - Reserve Accounts	809	708	598	533	668	615	560	1,100	1,100	1,100	1,100	1,100	9,990	13,200
<b>Total Other Income</b>	<b>2,951</b>	<b>1,866</b>	<b>4,414</b>	<b>966</b>	<b>3,073</b>	<b>24,154</b>	<b>33,093</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>109,392</b>	<b>92,800</b>
<b>Total Income</b>	<b>131,106</b>	<b>131,944</b>	<b>135,020</b>	<b>130,519</b>	<b>135,981</b>	<b>154,872</b>	<b>163,811</b>	<b>138,422</b>	<b>138,423</b>	<b>138,422</b>	<b>138,423</b>	<b>138,423</b>	<b>1,675,365</b>	<b>1,660,570</b>
<b>Administrative</b>														
5010 - Bad Debt	1,500	1,500	1,500	1,500	1,500	1,500	1,500	0	0	0	0	0	10,500	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	19	19	19	19	19	104	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	414	415	0	0	414	3,709	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	333	334	334	333	334	7,447	4,000
5035 - Architectural	0	0	45	0	0	0	0	42	42	42	42	42	254	500
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000
5065 - Committee Expenses	0	0	0	0	0	0	0	87	88	87	88	87	437	1,050

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Administrative</b>														
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	542	542	542	542	542	8,455	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	833	834	834	833	834	7,926	10,000
5095 - Transponders	0	0	0	0	0	1,233	0	0	0	0	0	313	1,545	625
5100 - Storage Rental	96	96	96	100	100	103	107	100	100	100	100	100	1,200	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	167	167	167	167	167	2,160	2,000
5195 - Miscellaneous Expenses	43	0	0	0	0	912	106	0	0	0	0	0	1,061	2,852
5210 - Printing & Copying	1,351	853	367	141	38	1,591	110	492	492	492	492	492	6,909	5,900
5215 - Postage	444	797	506	584	90	1,009	678	558	559	559	558	559	6,899	6,700
5225 - Newsletter Services	0	0	0	0	635	645	0	0	575	0	0	575	2,430	2,300
6300 - Permits & Licenses	0	0	0	130	0	25	0	42	42	42	42	42	364	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,133	1,134	1,134	1,133	1,134	13,415	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	19,465	19,466	19,465	19,466	19,465	206,390	233,583
<b>Total Administrative</b>	<b>16,121</b>	<b>7,092</b>	<b>25,309</b>	<b>37,534</b>	<b>26,927</b>	<b>59,627</b>	<b>(11,427)</b>	<b>24,477</b>	<b>25,054</b>	<b>24,062</b>	<b>24,065</b>	<b>25,364</b>	<b>284,204</b>	<b>315,435</b>
<b>Payroll &amp; Benefits</b>														
5300 - Management Payroll Reimbursemer	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,885	12,886	12,886	12,885	12,886	158,272	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	217	217	217	217	217	1,120	2,600
5312 - Security Contract- Western Gateho	15,336	11,997	15,350	12,096	12,562	15,233	12,078	13,609	13,609	13,608	13,609	13,609	162,693	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	642	642	642	642	642	7,484	7,700
<b>Total Payroll &amp; Benefits</b>	<b>29,867</b>	<b>25,373</b>	<b>29,120</b>	<b>24,770</b>	<b>26,889</b>	<b>30,169</b>	<b>26,619</b>	<b>27,353</b>	<b>27,352</b>	<b>27,352</b>	<b>27,353</b>	<b>27,352</b>	<b>329,568</b>	<b>328,225</b>
<b>Insurance</b>														
5445 - General Liablity Insurance Premium	1,052	1,926	1,375	1,375	1,375	1,390	1,315	1,333	1,334	1,334	1,333	1,334	16,475	16,000
<b>Total Insurance</b>	<b>1,052</b>	<b>1,926</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,390</b>	<b>1,315</b>	<b>1,333</b>	<b>1,334</b>	<b>1,334</b>	<b>1,333</b>	<b>1,334</b>	<b>16,475</b>	<b>16,000</b>
<b>Utilities</b>														
6000 - Electric Service	802	837	759	829	798	1,021	861	1,000	1,000	1,000	1,000	1,000	10,906	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	709	708	708	709	708	9,461	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,334	1,333	1,333	1,334	1,333	14,328	16,000
<b>Total Utilities</b>	<b>3,347</b>	<b>3,302</b>	<b>2,381</b>	<b>1,859</b>	<b>2,385</b>	<b>3,784</b>	<b>2,427</b>	<b>3,043</b>	<b>3,041</b>	<b>3,041</b>	<b>3,043</b>	<b>3,041</b>	<b>34,695</b>	<b>36,500</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	6,431	6,431	6,431	6,431	6,431	60,572	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	601	602	602	601	602	5,931	7,216
6120 - Turtle Point TH Landscape Contract	832	832	(832)	1,012	0	2,203	0	1,593	1,593	1,593	1,593	1,593	12,010	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	2,430	2,430	2,430	2,430	2,430	18,152	29,156
6299 - Irrigation System Contract	2,750	0	0	0	2,750	0	0	0	0	2,750	0	0	8,250	8,250
<b>Total Landscaping</b>	<b>10,509</b>	<b>7,749</b>	<b>6,084</b>	<b>2,679</b>	<b>12,171</b>	<b>7,276</b>	<b>425</b>	<b>11,055</b>	<b>11,055</b>	<b>13,805</b>	<b>11,055</b>	<b>11,055</b>	<b>104,916</b>	<b>140,904</b>
<b>Contracted Services</b>														
6035 - Trash and Recycling Service	8,345	8,345	8,351	8,351	13,844	11,098	11,057	8,333	8,334	8,334	8,333	8,334	111,058	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	121	121	121	121	121	2,876	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	7,000	7,000	0	0	0	73,540	28,000
<b>Total Contracted Services</b>	<b>8,899</b>	<b>9,449</b>	<b>8,515</b>	<b>8,415</b>	<b>13,908</b>	<b>11,162</b>	<b>70,855</b>	<b>15,454</b>	<b>15,455</b>	<b>8,455</b>	<b>8,454</b>	<b>8,455</b>	<b>187,474</b>	<b>129,450</b>
<b>Repair &amp; Maintenance</b>														
6530 - General Maintenance	2,545	3,746	1,573	3,333	3,529	2,230	1,078	3,980	3,979	3,979	3,980	3,979	37,930	47,750
6600 - General Repair & Maintenance	0	0	0	0	182	0	0	0	0	0	0	0	182	0
<b>Total Repair &amp; Maintenance</b>	<b>2,545</b>	<b>3,746</b>	<b>1,573</b>	<b>3,333</b>	<b>3,711</b>	<b>2,230</b>	<b>1,078</b>	<b>3,980</b>	<b>3,979</b>	<b>3,979</b>	<b>3,980</b>	<b>3,979</b>	<b>38,112</b>	<b>47,750</b>
<b>Pool/Community Center Expenses</b>														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	3,767	3,767	3,767	3,767	3,767	61,572	45,200
6710 - Pool Supplies	488	220	100	0	0	0	0	0	0	0	1,300	1,300	3,408	5,200
9918 - Pool/Tennis Center Electricity	1,141	1,144	644	444	462	685	615	833	834	834	833	834	9,301	10,000
<b>Total Pool/Community Center Expenses</b>	<b>15,331</b>	<b>11,365</b>	<b>15,687</b>	<b>5,520</b>	<b>1,847</b>	<b>685</b>	<b>(1,754)</b>	<b>4,600</b>	<b>4,600</b>	<b>4,600</b>	<b>5,900</b>	<b>5,900</b>	<b>74,281</b>	<b>60,400</b>
<b>Professional Services</b>														
7000 - Audit & Tax Services	0	0	6,616	400	0	0	0	0	0	0	5,050	0	12,066	10,100
7010 - Engineering Services	0	0	0	0	0	0	0	0	0	0	500	0	500	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	53	54	54	53	54	397	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,192	1,192	1,192	1,192	1,192	18,218	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,917	2,917	2,917	2,917	2,917	28,847	35,000
7035 - Other Collection Cost	415	280	390	460	590	685	415	442	442	442	442	442	5,444	5,300

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Professional Services</b>														
7040 - Management Fees	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	66,096	66,096
<b>Total Professional Services</b>	<b>7,381</b>	<b>5,803</b>	<b>21,263</b>	<b>6,383</b>	<b>11,212</b>	<b>13,771</b>	<b>9,647</b>	<b>10,112</b>	<b>10,111</b>	<b>10,111</b>	<b>15,662</b>	<b>10,111</b>	<b>131,567</b>	<b>132,436</b>
<b>Taxes</b>														
9000 - Federal Income Tax	0	0	0	2,000	0	0	0	0	2,100	0	0	0	4,100	4,200
9005 - State Income Tax	0	0	0	600	0	0	0	0	0	0	0	0	600	1,200
9015 - Property/Real Estate Tax	0	0	0	0	95	0	0	0	0	0	0	0	95	150
<b>Total Taxes</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,600</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,795</b>	<b>5,550</b>
<b>Reserve Contributions</b>														
9108 - Reserve Contributions - Kamehame	0	0	563	188	188	188	188	188	188	188	188	188	2,250	2,250
9109 - Reserve Contributions - Turtle Point	0	0	1,025	342	342	342	342	342	342	342	342	342	4,100	4,100
9800 - Repair & Replacement Expenses	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	396,570	396,570
9806 - Reserve Interest Contribution	0	1,517	598	533	668	615	560	3,750	3,750	3,750	3,750	3,750	23,240	45,000
<b>Total Reserve Contributions</b>	<b>33,048</b>	<b>34,564</b>	<b>35,233</b>	<b>34,109</b>	<b>34,245</b>	<b>34,192</b>	<b>34,136</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>426,160</b>	<b>447,920</b>
<b>Total Expense</b>	<b>128,099</b>	<b>110,369</b>	<b>146,540</b>	<b>128,577</b>	<b>134,765</b>	<b>164,287</b>	<b>133,321</b>	<b>138,732</b>	<b>141,406</b>	<b>134,064</b>	<b>138,170</b>	<b>133,916</b>	<b>1,632,245</b>	<b>1,660,570</b>
<b>Total Lake Manassas Residential OA</b>	<b>3,006</b>	<b>21,575</b>	<b>(11,520)</b>	<b>1,942</b>	<b>1,216</b>	<b>(9,415)</b>	<b>30,490</b>	<b>(310)</b>	<b>(2,983)</b>	<b>4,359</b>	<b>253</b>	<b>4,507</b>	<b>43,120</b>	<b>0</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Turtle Point TH**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Landscaping</b>														
6120 - Turtle Point TH Landscape Contract	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
<b>Total Landscaping</b>	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
<b>Total Expense</b>	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
<b>Total Turtle Point TH</b>	0	0	(1,012)	0	0	0	0	0	0	0	0	0	(1,012)	0

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	127,046	127,046	127,046	127,046	127,046	1,514,747	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	801	802	802	801	802	9,607	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,943	1,943	1,942	1,943	1,943	22,508	23,309
4014 - Townhome Assessments	2,452	2,452	2,620	2,620	2,732	(12,876)	0	0	0	0	0	0	0	0
4080 - Pipe Stem Assessment	858	858	858	858	858	858	858	858	858	858	858	858	10,296	10,296
4120 - Initial Contribution	0	1,640	820	0	2,050	0	0	0	0	0	0	0	4,510	0
4125 - Developer Assessments	615	615	615	615	615	615	615	0	0	0	0	0	4,305	0
<b>Total Assessment Income</b>	<b>128,155</b>	<b>130,078</b>	<b>130,606</b>	<b>129,553</b>	<b>132,908</b>	<b>130,718</b>	<b>130,718</b>	<b>130,647</b>	<b>130,648</b>	<b>130,647</b>	<b>130,648</b>	<b>130,648</b>	<b>1,565,973</b>	<b>1,567,770</b>
<b>Other Income</b>														
4205 - Application Fees	240	1,570	430	35	0	185	35	500	500	500	500	500	4,995	5,500
4220 - Gate & Access Fees	835	(930)	670	185	230	600	75	241	242	242	241	242	2,873	2,900
4245 - Newsletter Advertising	0	300	150	0	375	0	0	0	0	0	0	0	825	0
4710 - Late Fees & Interest	370	(582)	675	1,303	1,000	675	489	417	417	417	417	417	5,994	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	392	392	392	392	392	7,895	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	958	959	959	958	959	5,672	11,500
4815 - Prior Yr Income/Deficit	0	0	0	0	0	0	29,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000
4825 - Recovery of Bad Debt	0	0	0	0	0	21,149	0	0	0	0	0	0	21,149	0
4910 - Interest Earned - Reserve Accounts	809	708	598	533	668	615	560	1,100	1,100	1,100	1,100	1,100	9,990	13,200
<b>Total Other Income</b>	<b>2,951</b>	<b>1,866</b>	<b>4,414</b>	<b>966</b>	<b>3,073</b>	<b>24,154</b>	<b>33,093</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>7,775</b>	<b>109,392</b>	<b>92,800</b>
<b>Total Income</b>	<b>131,106</b>	<b>131,944</b>	<b>135,020</b>	<b>130,519</b>	<b>135,981</b>	<b>154,872</b>	<b>163,811</b>	<b>138,422</b>	<b>138,423</b>	<b>138,422</b>	<b>138,423</b>	<b>138,423</b>	<b>1,675,365</b>	<b>1,660,570</b>
<b>Administrative</b>														
5010 - Bad Debt	1,500	1,500	1,500	1,500	1,500	1,500	1,500	0	0	0	0	0	10,500	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	19	19	19	19	19	104	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	414	415	0	0	414	3,709	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	333	334	334	333	334	7,447	4,000
5035 - Architectural	0	0	45	0	0	0	0	42	42	42	42	42	254	500
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000
5065 - Committee Expenses	0	0	0	0	0	0	0	87	88	87	88	87	437	1,050

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Administrative</b>														
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	542	542	542	542	542	8,455	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	833	834	834	833	834	7,926	10,000
5095 - Transponders	0	0	0	0	0	1,233	0	0	0	0	0	313	1,545	625
5100 - Storage Rental	96	96	96	100	100	103	107	100	100	100	100	100	1,200	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	167	167	167	167	167	2,160	2,000
5195 - Miscellaneous Expenses	43	0	0	0	0	912	106	0	0	0	0	0	1,061	2,852
5210 - Printing & Copying	1,351	853	367	141	38	1,591	110	492	492	492	492	492	6,909	5,900
5215 - Postage	444	797	506	584	90	1,009	678	558	559	559	558	559	6,899	6,700
5225 - Newsletter Services	0	0	0	0	635	645	0	0	575	0	0	575	2,430	2,300
6300 - Permits & Licenses	0	0	0	130	0	25	0	42	42	42	42	42	364	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,133	1,134	1,134	1,133	1,134	13,415	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	19,465	19,466	19,465	19,466	19,465	206,390	233,583
<b>Total Administrative</b>	<b>16,121</b>	<b>7,092</b>	<b>25,309</b>	<b>37,534</b>	<b>26,927</b>	<b>59,627</b>	<b>(11,427)</b>	<b>24,477</b>	<b>25,054</b>	<b>24,062</b>	<b>24,065</b>	<b>25,364</b>	<b>264,204</b>	<b>315,435</b>
<b>Payroll &amp; Benefits</b>														
5300 - Management Payroll Reimburseme	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,885	12,886	12,886	12,885	12,886	158,272	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	217	217	217	217	217	1,120	2,600
5312 - Security Contract- Western Galehot	15,336	11,997	15,350	12,096	12,562	15,233	12,078	13,609	13,609	13,608	13,609	13,609	162,693	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	642	642	642	642	642	7,484	7,700
<b>Total Payroll &amp; Benefits</b>	<b>29,867</b>	<b>25,373</b>	<b>29,120</b>	<b>24,770</b>	<b>26,889</b>	<b>30,169</b>	<b>26,619</b>	<b>27,353</b>	<b>27,352</b>	<b>27,352</b>	<b>27,353</b>	<b>27,352</b>	<b>329,568</b>	<b>328,225</b>
<b>Insurance</b>														
5445 - General Liability Insurance Premium	1,052	1,926	1,375	1,375	1,375	1,390	1,315	1,333	1,334	1,334	1,333	1,334	16,475	16,000
<b>Total Insurance</b>	<b>1,052</b>	<b>1,926</b>	<b>1,375</b>	<b>1,375</b>	<b>1,375</b>	<b>1,390</b>	<b>1,315</b>	<b>1,333</b>	<b>1,334</b>	<b>1,334</b>	<b>1,333</b>	<b>1,334</b>	<b>16,475</b>	<b>16,000</b>
<b>Utilities</b>														
6000 - Electric Service	802	837	759	829	798	1,021	861	1,000	1,000	1,000	1,000	1,000	10,906	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	709	708	708	709	708	9,461	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,334	1,333	1,333	1,334	1,333	14,328	16,000
<b>Total Utilities</b>	<b>3,347</b>	<b>3,302</b>	<b>2,381</b>	<b>1,859</b>	<b>2,385</b>	<b>3,784</b>	<b>2,427</b>	<b>3,043</b>	<b>3,041</b>	<b>3,041</b>	<b>3,043</b>	<b>3,041</b>	<b>34,695</b>	<b>36,500</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	6,431	6,431	6,431	6,431	6,431	60,572	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	601	602	602	601	602	5,931	7,216
6120 - Turtle Point TH Landscape Contract	832	832	180	1,012	0	2,203	0	1,593	1,593	1,593	1,593	1,593	13,022	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	2,430	2,430	2,430	2,430	2,430	18,152	29,156
6299 - Irrigation System Contract	2,750	0	0	0	2,750	0	0	0	0	2,750	0	0	8,250	8,250
<b>Total Landscaping</b>	<b>10,509</b>	<b>7,749</b>	<b>7,096</b>	<b>2,679</b>	<b>12,171</b>	<b>7,276</b>	<b>425</b>	<b>11,055</b>	<b>11,055</b>	<b>13,805</b>	<b>11,055</b>	<b>11,055</b>	<b>105,928</b>	<b>140,904</b>
<b>Contracted Services</b>														
6035 - Trash and Recycling Service	8,345	8,345	8,351	8,351	13,844	11,098	11,057	8,333	8,334	8,334	8,333	8,334	111,058	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	121	121	121	121	121	2,876	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	7,000	7,000	0	0	0	73,540	28,000
<b>Total Contracted Services</b>	<b>8,899</b>	<b>9,449</b>	<b>8,515</b>	<b>8,415</b>	<b>13,908</b>	<b>11,162</b>	<b>70,855</b>	<b>15,454</b>	<b>15,455</b>	<b>8,455</b>	<b>8,454</b>	<b>8,455</b>	<b>187,474</b>	<b>129,450</b>
<b>Repair &amp; Maintenance</b>														
6530 - General Maintenance	2,545	3,746	1,573	3,333	3,529	2,230	1,078	3,980	3,979	3,979	3,980	3,979	37,930	47,750
6600 - General Repair & Maintenance	0	0	0	0	182	0	0	0	0	0	0	0	182	0
<b>Total Repair &amp; Maintenance</b>	<b>2,545</b>	<b>3,746</b>	<b>1,573</b>	<b>3,333</b>	<b>3,711</b>	<b>2,230</b>	<b>1,078</b>	<b>3,980</b>	<b>3,979</b>	<b>3,979</b>	<b>3,980</b>	<b>3,979</b>	<b>38,112</b>	<b>47,750</b>
<b>Pool/Community Center Expenses</b>														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	3,767	3,767	3,767	3,767	3,767	61,572	45,200
6710 - Pool Supplies	488	220	100	0	0	0	0	0	0	0	1,300	1,300	3,408	5,200
9918 - Pool/Tennis Center Electricity	1,141	1,144	644	444	462	685	615	833	834	834	833	834	9,301	10,000
<b>Total Pool/Community Center Expenses</b>	<b>15,331</b>	<b>11,365</b>	<b>15,687</b>	<b>5,520</b>	<b>1,847</b>	<b>685</b>	<b>(1,754)</b>	<b>4,600</b>	<b>4,600</b>	<b>4,600</b>	<b>5,900</b>	<b>5,900</b>	<b>74,281</b>	<b>60,400</b>
<b>Professional Services</b>														
7000 - Audit & Tax Services	0	0	6,616	400	0	0	0	0	0	0	5,050	0	12,066	10,100
7010 - Engineering Services	0	0	0	0	0	0	0	0	0	0	500	0	500	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	53	54	54	53	54	397	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,192	1,192	1,192	1,192	1,192	18,218	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,917	2,917	2,917	2,917	2,917	28,847	35,000
7035 - Other Collection Cost	415	280	390	460	590	685	415	442	442	442	442	442	5,444	5,300

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Projected	Total Budget
<b>Professional Services</b>														
7040 - Management Fees	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	5,508	66,096	66,096
<b>Total Professional Services</b>	<b>7,381</b>	<b>5,803</b>	<b>21,263</b>	<b>6,383</b>	<b>11,212</b>	<b>13,771</b>	<b>9,647</b>	<b>10,112</b>	<b>10,111</b>	<b>10,111</b>	<b>15,662</b>	<b>10,111</b>	<b>131,567</b>	<b>132,436</b>
<b>Taxes</b>														
9000 - Federal Income Tax	0	0	0	2,000	0	0	0	0	2,100	0	0	0	4,100	4,200
9005 - State Income Tax	0	0	0	600	0	0	0	0	0	0	0	0	600	1,200
9015 - Property/Real Estate Tax	0	0	0	0	95	0	0	0	0	0	0	0	95	150
<b>Total Taxes</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,600</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,795</b>	<b>5,550</b>
<b>Reserve Contributions</b>														
9108 - Reserve Contributions - Kamehame	0	0	563	188	188	188	188	188	188	188	188	188	2,250	2,250
9109 - Reserve Contributions - Turtle Point	0	0	1,025	342	342	342	342	342	342	342	342	342	4,100	4,100
9800 - Repair & Replacement Expenses	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	396,570	396,570
9806 - Reserve Interest Contribution	0	1,517	598	533	668	615	560	3,750	3,750	3,750	3,750	3,750	23,240	45,000
<b>Total Reserve Contributions</b>	<b>33,048</b>	<b>34,564</b>	<b>35,233</b>	<b>34,109</b>	<b>34,245</b>	<b>34,192</b>	<b>34,136</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>37,327</b>	<b>426,160</b>	<b>447,920</b>
<b>Total Expense</b>	<b>128,099</b>	<b>110,369</b>	<b>147,552</b>	<b>128,577</b>	<b>134,765</b>	<b>164,287</b>	<b>133,321</b>	<b>138,732</b>	<b>141,406</b>	<b>134,064</b>	<b>138,170</b>	<b>133,916</b>	<b>1,633,256</b>	<b>1,660,570</b>
<b>All Departments Summary</b>	<b>3,006</b>	<b>21,575</b>	<b>(12,532)</b>	<b>1,942</b>	<b>1,216</b>	<b>(9,415)</b>	<b>30,490</b>	<b>(310)</b>	<b>(2,983)</b>	<b>4,359</b>	<b>253</b>	<b>4,507</b>	<b>42,108</b>	<b>3</b>