

---

---

## MANAGEMENT MEMORANDUM

---

---

**TO:** LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION BOARD OF DIRECTORS  
**FROM:** COMMUNITY MANAGEMENT CORPORATION  
**SUBJECT:** APRIL 2022 FINANCIAL REPORT  
**DATE:** 6/10/2022

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

As of April 30, 2022, Lake Manassas Residential Owners Association had \$606,079.79 in operating funds. The Association currently has one money market account with Citi Bank in the amount of \$152,709.38. There is 1 Money Market with Pacific Western totaling \$251,071.44. There is 1 money market account with Morgan Stanley totaling \$61,169.32. The Association currently has 13 CD's with Morgan Stanley, totaling \$1,425,000.00 (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 \$2,498,060.80.

### ***BALANCE SHEET***

As of April 30, 2022 (59) accounts were delinquent in the amount of \$62,354.98 and (326) accounts were prepaid in the amount of \$99,910.36. Lake Manassas Residential Owners Association has a delinquency rate of 4% 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 slightly higher than standard delinquency rate at this time.

	<b># of accounts</b>	<b>total amount</b>	<b>Rate of Delinquency</b>
30-day	35	\$8,522.99	13.67%
31-60 day	3	\$3,934.00	6.31%
61-90 day	2	\$4,144.97	6.65%
91-120 day	0	\$5,518.07	8.85%
120+ day	19	\$40,234.95	64.53%
<b>TOTAL</b>	<b>59</b>	<b>\$62,354.98</b>	<b>100.00%</b>

The Repair & Replacement Reserves balance as of April 30, 2022 was \$1,879,775.96. The proper amount is being put into Reserves each month (the contribution is being fully funded). The Kamehameha & Turtle Point Townhome Reserves are shown separately on the Balance Sheet Report.

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 \$290,559.40 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 April 30, 2022, the Association closed the month on a positive at \$61,523.23 in income vs. expenses, Year to Date.

### Year to Date Expense Variances

#### **Administrative Expenses:**

The Association is showing a POSITIVE VARIANCE of \$37,504.19. This is largely due to GL 8150 – LMA Expenses which has a savings variance, YTD of \$36,194.00.

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

The Association is showing a POSITIVE VARIANCE of \$453.97. This is due to less hours in GL 5308 – PT Covenants Inspector and GL 5312 – Security Contract, YTD.

#### **Utilities:**

The Association is showing a POSITIVE VARIANCE of \$1,710.57. 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 \$48,397.32. 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 \$54,782.52. 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 \$25,840.04. This is due to savings YTD in GL 6530 – General Maintenance.

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

The Association is showing a NEGATIVE VARIANCE of \$5,427.13. This is due to multiple monthly invoices regarding GL 6438 – Pool Management - YTD.

#### **Professional Services:**

The Association is showing a NEGATIVE VARIANCE of \$7,386.82. This is due to overages in GL 7025 – Legal Services – Collections, in pursuit of collecting delinquent assessments.

#### **Reserve Contributions:**

The Association is showing a NEGATIVE VARIANCE of \$30,848.73. 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.

## April 2022 Financial Report

Statement prepared by: Cheryl Weaver



## Balance Sheet Report Lake Manassas ROA

As of April 30, 2022

	<u>Balance Apr 30, 2022</u>	<u>Balance Mar 31, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Cash &amp; Investments</b>			
1013 - PPB Operating 1801	606,079.79	587,700.46	18,379.33
1101 - CIT Bank MM	152,709.38	152,690.55	18.83
1140 - Pacific Western MM - 3538	251,071.44	250,988.93	82.51
1330 - Morgan Stanley MM - 1172	61,169.32	61,117.85	51.47
1353 - Morgan Stanley CD	1,425,000.00	1,425,000.00	0.00
1730 - Accrued Interest Receivable	2,030.87	1,312.25	718.62
<b>Total Cash &amp; Investments</b>	<b>2,498,060.80</b>	<b>2,478,810.04</b>	<b>19,250.76</b>
<b>Current Assets</b>			
1500 - Residential Assessments Receivable	62,354.98	59,708.24	2,646.74
1530 - Allowance for Doubtful Accounts	(60,799.22)	(59,299.22)	(1,500.00)
1600 - Prepaid Insurance	1,206.96	2,333.18	(1,126.22)
1640 - Other Prepaid Expenses	2,305.80	11,097.55	(8,791.75)
1725 - Insurance Receivable	(1,985.95)	(1,985.95)	0.00
1745 - Taxes Receivable	(7,734.91)	(7,734.91)	0.00
<b>Total Current Assets</b>	<b>(4,652.34)</b>	<b>4,118.89</b>	<b>(8,771.23)</b>
<b>Total Assets</b>	<b>2,493,408.46</b>	<b>2,482,928.93</b>	<b>10,479.53</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2000 - Accounts Payable	59.57	0.00	59.57
2025 - Transfer Fee Payable	821.61	117.38	704.23
2050 - Resident Refunds	1,528.69	693.69	835.00
2300 - Accrued Expenses	25,898.07	36,672.66	(10,774.59)
2400 - Accrued Payroll Payable	406.17	5,390.00	(4,983.83)
2500 - Construction Deposits	88,925.40	52,913.20	36,012.20

## Balance Sheet Report Lake Manassas ROA

As of April 30, 2022

	<u>Balance Apr 30, 2022</u>	<u>Balance Mar 31, 2022</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2550 - Prepaid Assessments	99,910.36	103,653.13	(3,742.77)
<b>Total Current Liabilities</b>	<b>217,549.87</b>	<b>199,440.06</b>	<b>18,109.81</b>
<b>Total Liabilities</b>	<b>217,549.87</b>	<b>199,440.06</b>	<b>18,109.81</b>
<b><u>Owners' Equity</u></b>			
<b>Unappropriated Owners' Equity</b>			
3000 - Owners Equity - Prior Years	290,559.40	294,725.90	(4,166.50)
<b>Total Unappropriated Owners' Equity</b>	<b>290,559.40</b>	<b>294,725.90</b>	<b>(4,166.50)</b>
<b>Reserves</b>			
3102 - Repair & Replacement Reserve - Prior Yrs	1,904,204.09	1,904,204.09	0.00
3276 - Reserve Contributions	319,891.50	287,902.50	31,989.00
3280 - Rpr & Rpl Reserve Expenses Common Area	(356,137.40)	(353,354.94)	(2,782.46)
3366 - Interest Reserves - Current Yr	6,901.27	5,996.21	905.06
<b>Total Reserves</b>	<b>1,874,859.46</b>	<b>1,844,747.86</b>	<b>30,111.60</b>
<b>Reserves - Kamehameha TH</b>			
3232 - Kamehameha TH Reserve Contributions	1,875.00	1,687.50	187.50
3234 - Kamehameha TH Reserve Expenses	(375.00)	0.00	(375.00)
<b>Total Reserves - Kamehameha TH</b>	<b>1,500.00</b>	<b>1,687.50</b>	<b>(187.50)</b>
<b>Reserves - Turtle Point TH</b>			
3292 - Turtle Point TH Reserve Contributions	3,416.50	3,075.00	341.50
<b>Total Reserves - Turtle Point TH</b>	<b>3,416.50</b>	<b>3,075.00</b>	<b>341.50</b>
<b>Settlement Funds</b>			
3124 - Basheer Settlement Fund Income	44,000.00	44,000.00	0.00

## Balance Sheet Report Lake Manassas ROA

As of April 30, 2022

	<u>Balance Apr 30, 2022</u>	<u>Balance Mar 31, 2022</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Settlement Funds</b>			
3250 - Basheer Settlement Fund Expenses	0.00	(5,000.00)	5,000.00
<b>Total Settlement Funds</b>	<b>44,000.00</b>	<b>39,000.00</b>	<b>5,000.00</b>
<b>Total Owners' Equity</b>	<b>2,214,335.36</b>	<b>2,183,236.26</b>	<b>31,099.10</b>
 <b>Net Income / (Loss)</b>	<b>61,523.23</b>	<b>100,252.61</b>	<b>(38,729.38)</b>
<b>Total Liabilities and Equity</b>	<b>2,493,408.46</b>	<b>2,482,928.93</b>	<b>10,479.53</b>

## Income Statement Summary

### Lake Manassas ROA

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Assessment Income</b>	130,718.00	130,647.00	71.00	1,304,889.71	1,306,475.00	(1,585.29)	1,567,770.00
<b>Total Other Income</b>	(28,488.98)	7,775.00	(36,263.98)	61,689.65	77,250.00	(15,560.35)	92,800.00
<b>Total Income</b>	<u>102,229.02</u>	<u>138,422.00</u>	<u>(36,192.98)</u>	<u>1,366,579.36</u>	<u>1,383,725.00</u>	<u>(17,145.64)</u>	<u>1,660,570.00</u>
<b>Total Administrative</b>	23,591.13	24,062.00	(470.87)	228,502.81	266,007.00	(37,504.19)	315,435.00
<b>Total Payroll &amp; Benefits</b>	29,027.97	27,351.50	1,676.47	273,066.53	273,520.50	(453.97)	328,225.00
<b>Total Insurance</b>	1,126.22	1,333.50	(207.28)	9,918.21	13,333.50	(3,415.29)	16,000.00
<b>Total Utilities</b>	4,721.96	3,041.00	1,680.96	28,705.43	30,416.00	(1,710.57)	36,500.00
<b>Total Landscaping</b>	8,346.71	13,804.50	(5,457.79)	70,397.68	118,795.00	(48,397.32)	140,904.00
<b>Total Contracted Services</b>	11,129.49	8,454.50	2,674.99	167,324.52	112,542.00	54,782.52	129,450.00
<b>Total Repair &amp; Maintenance</b>	2,980.35	5,012.50	(2,032.15)	24,284.96	50,125.00	(25,840.04)	60,150.00
<b>Total Pool/Community Center Expenses</b>	4,083.80	4,600.00	(516.20)	54,027.13	48,600.00	5,427.13	60,400.00
<b>Total Professional Services</b>	22,527.71	10,111.00	12,416.71	114,049.82	106,663.00	7,386.82	132,436.00
<b>Total Taxes</b>	0.00	0.00	0.00	2,694.77	5,550.00	(2,855.23)	5,550.00
<b>Total Reserve Contributions</b>	33,423.06	36,293.00	(2,869.94)	332,084.27	362,933.00	(30,848.73)	435,520.00
<b>Total Expense</b>	<u>140,958.40</u>	<u>134,063.50</u>	<u>6,894.90</u>	<u>1,305,056.13</u>	<u>1,388,485.00</u>	<u>(83,428.87)</u>	<u>1,660,570.00</u>
<b>Net Income / (Loss)</b>	<u>(38,729.38)</u>	<u>4,358.50</u>	<u>(43,087.88)</u>	<u>61,523.23</u>	<u>(4,760.00)</u>	<u>66,283.23</u>	<u>0.00</u>

# Income Statement Report

## Lake Manassas ROA

### Consolidated

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4001 - Residential Assessments	126,485.00	127,045.50	(560.50)	1,258,973.71	1,270,457.50	(11,483.79)	1,524,549.00	265,575.29
4003 - Kamehameha TH Assessments	800.00	801.50	(1.50)	8,000.00	8,013.50	(13.50)	9,616.00	1,616.00
4004 - Turtle Point TH Assessments	1,960.00	1,942.00	18.00	18,676.00	19,424.00	(748.00)	23,309.00	4,633.00
4080 - Pipe Stem Assessment	858.00	858.00	0.00	8,580.00	8,580.00	0.00	10,296.00	1,716.00
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	6,150.00	0.00	6,150.00	0.00	(6,150.00)
<b>Total Assessment Income</b>	<b>130,718.00</b>	<b>130,647.00</b>	<b>71.00</b>	<b>1,304,889.71</b>	<b>1,306,475.00</b>	<b>(1,585.29)</b>	<b>1,567,770.00</b>	<b>262,880.29</b>
<b>Other Income</b>								
4205 - Application Fees	335.00	500.00	(165.00)	3,155.00	4,500.00	(1,345.00)	5,500.00	2,345.00
4220 - Gate & Access Fees	220.00	242.00	(22.00)	2,430.00	2,417.00	13.00	2,900.00	470.00
4245 - Newsletter Advertising	0.00	0.00	0.00	825.00	0.00	825.00	0.00	(825.00)
4710 - Late Fees & Interest	770.00	416.50	353.50	7,092.20	4,166.50	2,925.70	5,000.00	(2,092.20)
4720 - Legal Reimbursements	876.66	391.50	485.16	13,073.08	3,916.50	9,156.58	4,700.00	(8,373.08)
4805 - Violation Charges	0.00	958.50	(958.50)	1,160.00	9,583.50	(8,423.50)	11,500.00	10,340.00
4815 - Prior Yr Income/Deficit	4,166.50	4,166.50	0.00	41,666.50	41,666.50	0.00	50,000.00	8,333.50
4825 - Recovery of Bad Debt	0.00	0.00	0.00	21,148.80	0.00	21,148.80	0.00	(21,148.80)
4835 - Miscellaneous Income	(35,762.20)	0.00	(35,762.20)	(35,762.20)	0.00	(35,762.20)	0.00	35,762.20
4910 - Interest Earned - Reserve Accounts	905.06	1,100.00	(194.94)	6,901.27	11,000.00	(4,098.73)	13,200.00	6,298.73
<b>Total Other Income</b>	<b>(28,488.98)</b>	<b>7,775.00</b>	<b>(36,263.98)</b>	<b>61,689.65</b>	<b>77,250.00</b>	<b>(15,560.35)</b>	<b>92,800.00</b>	<b>31,110.35</b>
<b>Total Income</b>	<b>102,229.02</b>	<b>138,422.00</b>	<b>(36,192.98)</b>	<b>1,366,579.36</b>	<b>1,383,725.00</b>	<b>(17,145.64)</b>	<b>1,660,570.00</b>	<b>293,990.64</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	1,500.00	0.00	1,500.00	15,000.00	18,000.00	(3,000.00)	18,000.00	3,000.00
5015 - Bank Charges	0.00	18.50	(18.50)	10.00	187.50	(177.50)	225.00	215.00
5020 - Board Expenses/Minutes	1,098.42	0.00	1,098.42	5,044.29	2,486.00	2,558.29	2,900.00	(2,144.29)
5030 - Account Setup/Maintenance	225.00	333.50	(108.50)	7,350.79	3,333.50	4,017.29	4,000.00	(3,350.79)
5035 - Architectural	40.00	41.50	(1.50)	85.00	416.50	(331.50)	500.00	415.00

# Income Statement Report

## Lake Manassas ROA

### Consolidated

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5040 - Computer Other-C3	250.00	250.00	0.00	2,500.00	2,500.00	0.00	3,000.00	500.00
5065 - Committee Expenses	0.00	87.00	(87.00)	0.00	875.00	(875.00)	1,050.00	1,050.00
5085 - Office Equipment Lease	1,047.82	541.50	506.32	6,793.87	5,416.50	1,377.37	6,500.00	(293.87)
5090 - Office Supplies	332.99	833.50	(500.51)	4,410.18	8,333.50	(3,923.32)	10,000.00	5,589.82
5095 - Transponders	0.00	0.00	0.00	1,232.60	312.50	920.10	625.00	(607.60)
5100 - Storage Rental	78.99	100.00	(21.01)	1,165.00	1,000.00	165.00	1,200.00	35.00
5115 - Web Site Maintenance	0.00	166.50	(166.50)	1,326.75	1,666.50	(339.75)	2,000.00	673.25
5195 - Miscellaneous Expenses	0.00	0.00	0.00	1,200.33	2,852.00	(1,651.67)	2,852.00	1,651.67
5210 - Printing & Copying	35.00	491.50	(456.50)	5,382.31	4,916.50	465.81	5,900.00	517.69
5215 - Postage	54.15	558.50	(504.35)	4,733.52	5,583.50	(849.98)	6,700.00	1,966.48
5225 - Newsletter Services	638.15	0.00	638.15	1,918.35	1,725.00	193.35	2,300.00	381.65
6300 - Permits & Licenses	0.00	41.50	(41.50)	155.00	416.50	(261.50)	500.00	345.00
6325 - New Construction Committee	1,705.35	1,133.50	571.85	11,736.32	11,333.50	402.82	13,600.00	1,863.68
8150 - LMA Expenses	16,585.26	19,465.00	(2,879.74)	158,458.50	194,652.50	(36,194.00)	233,583.00	75,124.50
<b>Total Administrative</b>	<b>23,591.13</b>	<b>24,062.00</b>	<b>(470.87)</b>	<b>228,502.81</b>	<b>266,007.00</b>	<b>(37,504.19)</b>	<b>315,435.00</b>	<b>86,932.19</b>
<b>Payroll &amp; Benefits</b>								
5300 - Management Payroll Reimbursement	13,061.97	12,885.50	176.47	132,884.78	128,853.50	4,031.28	154,624.00	21,739.22
5308 - PT Covenants Inspector	0.00	216.50	(216.50)	36.00	2,166.50	(2,130.50)	2,600.00	2,564.00
5312 - Security Contract- Western Gatehouse	14,886.00	13,608.00	1,278.00	134,160.75	136,084.00	(1,923.25)	163,301.00	29,140.25
5316 - Off Duty Police Patrol	1,080.00	641.50	438.50	5,985.00	6,416.50	(431.50)	7,700.00	1,715.00
<b>Total Payroll &amp; Benefits</b>	<b>29,027.97</b>	<b>27,351.50</b>	<b>1,676.47</b>	<b>273,066.53</b>	<b>273,520.50</b>	<b>(453.97)</b>	<b>328,225.00</b>	<b>55,158.47</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	1,126.22	1,333.50	(207.28)	9,918.21	13,333.50	(3,415.29)	16,000.00	6,081.79
<b>Total Insurance</b>	<b>1,126.22</b>	<b>1,333.50</b>	<b>(207.28)</b>	<b>9,918.21</b>	<b>13,333.50</b>	<b>(3,415.29)</b>	<b>16,000.00</b>	<b>6,081.79</b>
<b>Utilities</b>								
6000 - Electric Service	713.08	1,000.00	(286.92)	8,349.58	10,000.00	(1,650.42)	12,000.00	3,650.42

# Income Statement Report

## Lake Manassas ROA

### Consolidated

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6025 - Water Service	2,507.69	708.00	1,799.69	9,306.90	7,083.00	2,223.90	8,500.00	(806.90)
6040 - Telephone/Internet	1,501.19	1,333.00	168.19	11,048.95	13,333.00	(2,284.05)	16,000.00	4,951.05
<b>Total Utilities</b>	<b>4,721.96</b>	<b>3,041.00</b>	<b>1,680.96</b>	<b>28,705.43</b>	<b>30,416.00</b>	<b>(1,710.57)</b>	<b>36,500.00</b>	<b>7,794.57</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	4,681.00	6,431.00	(1,750.00)	42,460.45	64,310.00	(21,849.55)	77,172.00	34,711.55
6115 - Kamehameha Landscape Contract	495.71	601.50	(105.79)	4,907.55	6,013.50	(1,105.95)	7,216.00	2,308.45
6120 - Turtle Point TH Landscape Contract	0.00	1,592.50	(1,592.50)	8,355.84	15,925.00	(7,569.16)	19,110.00	10,754.16
6150 - Seasonal Color/Plantings	0.00	2,429.50	(2,429.50)	6,003.84	24,296.50	(18,292.66)	29,156.00	23,152.16
6299 - Irrigation System Contract	3,170.00	2,750.00	420.00	8,670.00	8,250.00	420.00	8,250.00	(420.00)
<b>Total Landscaping</b>	<b>8,346.71</b>	<b>13,804.50</b>	<b>(5,457.79)</b>	<b>70,397.68</b>	<b>118,795.00</b>	<b>(48,397.32)</b>	<b>140,904.00</b>	<b>70,506.32</b>
<b>Contracted Services</b>								
6035 - Trash and Recycling Service	11,060.80	8,333.50	2,727.30	102,606.77	83,333.50	19,273.27	100,000.00	(2,606.77)
6434 - Pest Control	68.69	121.00	(52.31)	2,477.75	1,208.50	1,269.25	1,450.00	(1,027.75)
6442 - Snow Removal Services	0.00	0.00	0.00	62,240.00	28,000.00	34,240.00	28,000.00	(34,240.00)
<b>Total Contracted Services</b>	<b>11,129.49</b>	<b>8,454.50</b>	<b>2,674.99</b>	<b>167,324.52</b>	<b>112,542.00</b>	<b>54,782.52</b>	<b>129,450.00</b>	<b>(37,874.52)</b>
<b>Repair &amp; Maintenance</b>								
6530 - General Maintenance	2,980.35	3,979.00	(998.65)	24,102.86	39,791.50	(15,688.64)	47,750.00	23,647.14
6600 - General Repair & Maintenance	0.00	0.00	0.00	182.10	0.00	182.10	0.00	(182.10)
9100 - Contingency Operating	0.00	1,033.50	(1,033.50)	0.00	10,333.50	(10,333.50)	12,400.00	12,400.00
<b>Total Repair &amp; Maintenance</b>	<b>2,980.35</b>	<b>5,012.50</b>	<b>(2,032.15)</b>	<b>24,284.96</b>	<b>50,125.00</b>	<b>(25,840.04)</b>	<b>60,150.00</b>	<b>35,865.04</b>
<b>Pool/Community Center Expenses</b>								
6438 - Pool Management	3,711.49	3,766.50	(55.01)	46,449.95	37,666.50	8,783.45	45,200.00	(1,249.95)
6710 - Pool Supplies	0.00	0.00	0.00	807.80	2,600.00	(1,792.20)	5,200.00	4,392.20

# Income Statement Report

## Lake Manassas ROA

### Consolidated

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Pool/Community Center Expenses</b>								
9918 - Pool/Tennis Center Electricity	372.31	833.50	(461.19)	6,769.38	8,333.50	(1,564.12)	10,000.00	3,230.62
<b>Total Pool/Community Center Expenses</b>	<b>4,083.80</b>	<b>4,600.00</b>	<b>(516.20)</b>	<b>54,027.13</b>	<b>48,600.00</b>	<b>5,427.13</b>	<b>60,400.00</b>	<b>6,372.87</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	540.00	0.00	540.00	540.00	500.00	40.00	1,000.00	460.00
7015 - Management Reimbursements	40.00	53.50	(13.50)	500.00	533.50	(33.50)	640.00	140.00
7025 - Legal Services - Collections	4,667.21	1,191.50	3,475.71	18,921.10	11,916.50	7,004.60	14,300.00	(4,621.10)
7030 - Legal Services - General Counsel	11,362.50	2,916.50	8,446.00	27,707.72	29,166.50	(1,458.78)	35,000.00	7,292.28
7035 - Other Collection Cost	410.00	441.50	(31.50)	4,285.00	4,416.50	(131.50)	5,300.00	1,015.00
7040 - Management Fees	5,508.00	5,508.00	0.00	55,080.00	55,080.00	0.00	66,096.00	11,016.00
<b>Total Professional Services</b>	<b>22,527.71</b>	<b>10,111.00</b>	<b>12,416.71</b>	<b>114,049.82</b>	<b>106,663.00</b>	<b>7,386.82</b>	<b>132,436.00</b>	<b>18,386.18</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	2,000.00	4,200.00	(2,200.00)	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>5,550.00</b>	<b>(2,855.23)</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	1,875.00	1,875.00	0.00	2,250.00	375.00
9109 - Reserve Contributions - Turtle Point	341.50	341.50	0.00	3,416.50	3,416.50	0.00	4,100.00	683.50
9800 - R & R Contributions - Common Area	31,989.00	31,989.00	0.00	319,891.50	319,891.50	0.00	383,870.00	63,978.50

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

April 01, 2022 thru April 30, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve Contributions</b>								
9806 - Reserve Interest Contribution	905.06	3,775.00	(2,869.94)	6,901.27	37,750.00	(30,848.73)	45,300.00	38,398.73
<b>Total Reserve Contributions</b>	<b>33,423.06</b>	<b>36,293.00</b>	<b>(2,869.94)</b>	<b>332,084.27</b>	<b>362,933.00</b>	<b>(30,848.73)</b>	<b>435,520.00</b>	<b>103,435.73</b>
<b>Total Expense</b>	<b>140,958.40</b>	<b>134,063.50</b>	<b>6,894.90</b>	<b>1,305,056.13</b>	<b>1,388,485.00</b>	<b>(83,428.87)</b>	<b>1,660,570.00</b>	<b>355,513.87</b>
<b>Net Income / (Loss)</b>	<b>(38,729.38)</b>	<b>4,358.50</b>	<b>(43,087.88)</b>	<b>61,523.23</b>	<b>(4,760.00)</b>	<b>66,283.23</b>	<b>0.00</b>	<b>(61,523.23)</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of April 30, 2022

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
<b>Assessment Income</b>														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	126,485	126,485	126,485	127,046	127,046	1,513,065	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	800	800	800	801	802	9,603	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,960	1,960	1,960	1,943	1,943	22,561	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	615	615	615	0	0	6,150	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>130,718</b>	<b>130,718</b>	<b>130,718</b>	<b>130,648</b>	<b>130,648</b>	<b>1,566,185</b>	<b>1,567,770</b>
<b>Other Income</b>														
4205 - Application Fees	240	1,570	430	35	0	185	35	0	325	335	500	500	4,155	5,500
4220 - Gate & Access Fees	835	(930)	670	185	230	600	75	30	515	220	241	242	2,913	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	1,807	605	770	417	417	7,926	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	5,950	310	877	392	392	13,857	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	280	0	0	958	959	3,077	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
4835 - Miscellaneous Income	0	0	0	0	0	0	0	0	0	(35,762)	0	0	(35,762)	0
4910 - Interest Earned - Reserve Accounts	809	708	598	533	668	615	560	629	877	905	1,100	1,100	9,101	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>12,863</b>	<b>6,798</b>	<b>(28,489)</b>	<b>7,775</b>	<b>7,775</b>	<b>77,240</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>143,581</b>	<b>137,516</b>	<b>102,229</b>	<b>138,423</b>	<b>138,423</b>	<b>1,643,424</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	1,500	1,500	1,500	0	0	15,000	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	0	0	0	19	19	48	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	0	1,480	1,098	0	414	5,458	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	791	554	225	333	334	8,017	4,000
5035 - Architectural	0	0	45	0	0	0	0	0	0	40	42	42	169	500
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of April 30, 2022

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
<b>Administrative</b>														
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	88	87	175	1,050
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	524	(524)	1,048	542	542	7,877	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	(15)	333	333	833	834	6,077	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	79	307	79	100	100	1,365	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	0	0	0	167	167	1,660	2,000
5195 - Miscellaneous Expenses	43	0	0	0	0	912	106	139	0	0	0	0	1,200	2,852
5210 - Printing & Copying	1,351	853	367	141	38	1,591	110	139	758	35	492	492	6,366	5,900
5215 - Postage	444	797	506	584	90	1,009	678	122	450	54	558	559	5,850	6,700
5225 - Newsletter Services	0	0	0	0	635	645	0	0	0	638	0	575	2,493	2,300
6300 - Permits & Licenses	0	0	0	130	0	25	0	0	0	0	42	42	239	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,013	1,270	1,705	1,133	1,134	14,003	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	17,576	15,233	16,585	19,466	19,465	197,389	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>22,117</b>	<b>21,611</b>	<b>23,591</b>	<b>24,065</b>	<b>25,364</b>	<b>277,931</b>	<b>315,435</b>
<b>Payroll &amp; Benefits</b>														
5300 - Management Payroll Reimbursemei	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,671	13,306	13,062	12,885	12,886	158,655	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	0	0	0	217	217	470	2,600
5312 - Security Contract- Western Gatehol	15,336	11,997	15,350	12,096	12,562	15,233	12,078	12,312	12,312	14,886	13,609	13,609	161,378	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	315	315	1,080	642	642	7,269	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>25,298</b>	<b>25,933</b>	<b>29,028</b>	<b>27,353</b>	<b>27,352</b>	<b>327,771</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	(1,934)	918	1,126	1,333	1,334	12,585	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>(1,934)</b>	<b>918</b>	<b>1,126</b>	<b>1,333</b>	<b>1,334</b>	<b>12,585</b>	<b>16,000</b>
<b>Utilities</b>														
6000 - Electric Service	802	837	759	829	798	1,021	861	876	855	713	1,000	1,000	10,350	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	436	445	2,508	709	708	10,724	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,220	667	1,501	1,334	1,333	13,716	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>2,532</b>	<b>1,966</b>	<b>4,722</b>	<b>3,043</b>	<b>3,041</b>	<b>34,789</b>	<b>36,500</b>

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of April 30, 2022

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
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	9,362	0	4,681	6,431	6,431	55,322	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	991	496	0	601	602	5,614	7,216
6120 - Turtle Point TH Landscape Contract	832	832	(832)	1,012	0	2,203	0	2,154	1,142	0	1,593	1,593	10,529	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	0	0	0	2,430	2,430	10,863	29,156
6299 - Irrigation System Contract	2,750	0	0	0	2,750	0	0	0	0	3,170	0	0	8,670	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>12,508</b>	<b>1,638</b>	<b>7,851</b>	<b>11,055</b>	<b>11,055</b>	<b>90,999</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	11,094	11,061	11,061	8,333	8,334	119,273	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	69	69	69	121	121	2,719	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	2,700	0	0	0	0	62,240	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>13,862</b>	<b>11,129</b>	<b>11,129</b>	<b>8,454</b>	<b>8,455</b>	<b>184,233</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	1,650	1,439	2,980	3,980	3,979	32,061	47,750
6600 - General Repair & Maintenance	0	0	0	0	182	0	0	0	0	0	0	0	182	0
9100 - Contingency Operating	0	0	0	0	0	0	0	0	0	0	1,033	1,034	2,067	12,400
<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>1,650</b>	<b>1,439</b>	<b>2,980</b>	<b>5,013</b>	<b>5,013</b>	<b>34,310</b>	<b>60,150</b>
<b>Pool/Community Center Expenses</b>														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	0	0	3,711	3,767	3,767	53,983	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	805	458	372	833	834	8,436	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>805</b>	<b>458</b>	<b>4,084</b>	<b>5,900</b>	<b>5,900</b>	<b>65,827</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	540	500	0	1,040	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	15	315	40	53	54	607	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,994	0	4,667	1,192	1,192	21,305	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,082	0	11,363	2,917	2,917	33,541	35,000

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Lake Manassas Residential OA**  
As of April 30, 2022

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
<b>Professional Services</b>														
7035 - Other Collection Cost	415	280	390	460	590	685	415	330	310	410	442	442	5,169	5,300
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>9,929</b>	<b>6,133</b>	<b>22,528</b>	15,662	10,111	<b>139,823</b>	132,436
<b>Taxes</b>														
9000 - Federal Income Tax	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000	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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,695</b>	5,550
<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 - R & R Contributions - Common Area	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	23,523	31,989	31,990	31,989	383,870	383,870
9806 - Reserve Interest Contribution	0	1,517	598	533	668	615	560	629	877	905	3,775	3,775	14,451	45,300
<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>34,206</b>	<b>24,929</b>	<b>33,423</b>	36,294	36,293	<b>404,671</b>	435,520
<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>120,973</b>	<b>96,154</b>	<b>140,463</b>	138,170	133,916	<b>1,575,634</b>	1,660,570
<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>22,608</b>	<b>41,362</b>	<b>(38,234)</b>	253	4,507	<b>67,791</b>	0

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Kamehameha TH**  
As of April 30, 2022

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
<b>Landscaping</b>														
6115 - Kamehameha Landscape Contract	0	0	0	0	0	0	0	0	0	496	0	0	496	0
<b>Total Landscaping</b>	0	0	0	0	0	0	0	0	0	496	0	0	496	0
<b>Total Expense</b>	0	0	0	0	0	0	0	0	0	496	0	0	496	0
<b>Total Kamehameha TH</b>	0	0	0	0	0	0	0	0	0	(496)	0	0	(496)	0

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
**Turtle Point TH**  
As of April 30, 2022

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
<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 April 30, 2022

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
<b>Assessment Income</b>														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	126,485	126,485	126,485	127,046	127,046	1,513,065	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	800	800	800	801	802	9,603	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,960	1,960	1,960	1,943	1,943	22,561	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	615	615	615	0	0	6,150	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>130,718</b>	<b>130,718</b>	<b>130,718</b>	<b>130,648</b>	<b>130,648</b>	<b>1,566,185</b>	<b>1,567,770</b>
<b>Other Income</b>														
4205 - Application Fees	240	1,570	430	35	0	185	35	0	325	335	500	500	4,155	5,500
4220 - Gate & Access Fees	835	(930)	670	185	230	600	75	30	515	220	241	242	2,913	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	1,807	605	770	417	417	7,926	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	5,950	310	877	392	392	13,857	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	280	0	0	958	959	3,077	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
4835 - Miscellaneous Income	0	0	0	0	0	0	0	0	0	(35,762)	0	0	(35,762)	0
4910 - Interest Earned - Reserve Accounts	809	708	598	533	668	615	560	629	877	905	1,100	1,100	9,101	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>12,863</b>	<b>6,798</b>	<b>(28,489)</b>	<b>7,775</b>	<b>7,775</b>	<b>77,240</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>143,581</b>	<b>137,516</b>	<b>102,229</b>	<b>138,423</b>	<b>138,423</b>	<b>1,643,424</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	1,500	1,500	1,500	0	0	15,000	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	0	0	0	19	19	48	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	0	1,480	1,098	0	414	5,458	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	791	554	225	333	334	8,017	4,000
5035 - Architectural	0	0	45	0	0	0	0	0	0	40	42	42	169	500
5040 - Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000

# Income and Expense Projection Report

## Lake Manassas ROA

As of April 30, 2022

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
<b>Administrative</b>														
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	88	87	175	1,050
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	524	(524)	1,048	542	542	7,877	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	(15)	333	333	833	834	6,077	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	79	307	79	100	100	1,365	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	0	0	0	167	167	1,660	2,000
5195 - Miscellaneous Expenses	43	0	0	0	0	912	106	139	0	0	0	0	1,200	2,852
5210 - Printing & Copying	1,351	853	367	141	38	1,591	110	139	758	35	492	492	6,366	5,900
5215 - Postage	444	797	506	584	90	1,009	678	122	450	54	558	559	5,850	6,700
5225 - Newsletter Services	0	0	0	0	635	645	0	0	0	638	0	575	2,493	2,300
6300 - Permits & Licenses	0	0	0	130	0	25	0	0	0	0	42	42	239	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,013	1,270	1,705	1,133	1,134	14,003	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	17,576	15,233	16,585	19,466	19,465	197,389	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>22,117</b>	<b>21,611</b>	<b>23,591</b>	<b>24,065</b>	<b>25,364</b>	<b>277,931</b>	<b>315,435</b>
<b>Payroll &amp; Benefits</b>														
5300 - Management Payroll Reimbursemei	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,671	13,306	13,062	12,885	12,886	158,655	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	0	0	0	217	217	470	2,600
5312 - Security Contract- Western Gateho	15,336	11,997	15,350	12,096	12,562	15,233	12,078	12,312	12,312	14,886	13,609	13,609	161,378	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	315	315	1,080	642	642	7,269	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>25,298</b>	<b>25,933</b>	<b>29,028</b>	<b>27,353</b>	<b>27,352</b>	<b>327,771</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	(1,934)	918	1,126	1,333	1,334	12,585	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>(1,934)</b>	<b>918</b>	<b>1,126</b>	<b>1,333</b>	<b>1,334</b>	<b>12,585</b>	<b>16,000</b>
<b>Utilities</b>														
6000 - Electric Service	802	837	759	829	798	1,021	861	876	855	713	1,000	1,000	10,350	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	436	445	2,508	709	708	10,724	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,220	667	1,501	1,334	1,333	13,716	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>2,532</b>	<b>1,966</b>	<b>4,722</b>	<b>3,043</b>	<b>3,041</b>	<b>34,789</b>	<b>36,500</b>

# Income and Expense Projection Report

## Lake Manassas ROA

As of April 30, 2022

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
<b>Landscaping</b>														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	9,362	0	4,681	6,431	6,431	55,322	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	991	496	496	601	602	6,110	7,216
6120 - Turtle Point TH Landscape Contract	832	832	180	1,012	0	2,203	0	2,154	1,142	0	1,593	1,593	11,541	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	0	0	0	2,430	2,430	10,863	29,156
6299 - Irrigation System Contract	2,750	0	0	0	2,750	0	0	0	0	3,170	0	0	8,670	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>12,508</b>	<b>1,638</b>	<b>8,347</b>	<b>11,055</b>	<b>11,055</b>	<b>92,507</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	11,094	11,061	11,061	8,333	8,334	119,273	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	69	69	69	121	121	2,719	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	2,700	0	0	0	0	62,240	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>13,862</b>	<b>11,129</b>	<b>11,129</b>	<b>8,454</b>	<b>8,455</b>	<b>184,233</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	1,650	1,439	2,980	3,980	3,979	32,061	47,750
6600 - General Repair & Maintenance	0	0	0	0	182	0	0	0	0	0	0	0	182	0
9100 - Contingency Operating	0	0	0	0	0	0	0	0	0	0	1,033	1,034	2,067	12,400
<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>1,650</b>	<b>1,439</b>	<b>2,980</b>	<b>5,013</b>	<b>5,013</b>	<b>34,310</b>	<b>60,150</b>
<b>Pool/Community Center Expenses</b>														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	0	0	3,711	3,767	3,767	53,983	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	805	458	372	833	834	8,436	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>805</b>	<b>458</b>	<b>4,084</b>	<b>5,900</b>	<b>5,900</b>	<b>65,827</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	540	500	0	1,040	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	15	315	40	53	54	607	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,994	0	4,667	1,192	1,192	21,305	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,082	0	11,363	2,917	2,917	33,541	35,000

**Income and Expense Projection Report**  
**Lake Manassas ROA**  
As of April 30, 2022

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
<b>Professional Services</b>														
7035 - Other Collection Cost	415	280	390	460	590	685	415	330	310	410	442	442	5,169	5,300
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>9,929</b>	<b>6,133</b>	<b>22,528</b>	15,662	10,111	<b>139,823</b>	132,436
<b>Taxes</b>														
9000 - Federal Income Tax	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000	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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,695</b>	5,550
<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 - R & R Contributions - Common Area	33,048	33,048	33,048	33,048	33,048	33,048	33,048	33,048	23,523	31,989	31,990	31,989	383,870	383,870
9806 - Reserve Interest Contribution	0	1,517	598	533	668	615	560	629	877	905	3,775	3,775	14,451	45,300
<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>34,206</b>	<b>24,929</b>	<b>33,423</b>	36,294	36,293	<b>404,671</b>	435,520
<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>120,973</b>	<b>96,154</b>	<b>140,958</b>	138,170	133,916	<b>1,577,141</b>	1,660,570
<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>22,608</b>	<b>41,362</b>	<b>(38,729)</b>	253	4,507	<b>66,283</b>	0