
MANAGEMENT MEMORANDUM

TO: LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION BOARD OF DIRECTORS
FROM: COMMUNITY MANAGEMENT CORPORATION
SUBJECT: MAY 2022 FINANCIAL REPORT
DATE: 6/21/2022

CASH & INVESTMENTS

As of May 31, 2022, Lake Manassas Residential Owners Association had \$663,906.48 in operating funds. The Association currently has one money market account with Citi Bank in the amount of \$152,728.84. There is 1 Money Market with Pacific Western totaling \$251,169.12. There is 1 money market account with Morgan Stanley totaling \$312,033.31. The Association currently has 12 CD's with Morgan Stanley, totaling \$1,175,000.00 (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 \$2,556,799.46.

BALANCE SHEET

As of May 31, 2022 (56) accounts were delinquent in the amount of \$62,144.83 and (314) accounts were prepaid in the amount of \$92,006.82. 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.

	# of accounts	total amount	Rate of Delinquency
30-day	32	\$7,373.84	11.87%
31-60 day	4	\$4,137.00	6.66%
61-90 day	1	\$580.00	0.93%
91-120 day	2	\$5,943.97	9.56%
120+ day	17	\$44,110.02	70.98%
TOTAL	56	\$62,144.83	100.00%

The Repair & Replacement Reserves balance as of May 31, 2022 was \$1,904,886.87. 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 \$286,392.40 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 May 31, 2022, the Association closed the month on a positive at \$95,245.10 in income vs. expenses, Year to Date.

Year to Date Expense Variances

Administrative Expenses:

The Association is showing a POSITIVE VARIANCE of \$40,397.12. This is largely due to GL 8150 – LMA Expenses which has a savings variance, YTD of \$40,016.62.

Payroll & Benefits Expenses:

The Association is showing a POSITIVE VARIANCE of \$1,908.89. 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 \$3,725.51. 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 \$45,499.83. This is primarily due to lower invoices for GL 6100 – Grounds & Landscaping Contract and savings for GL 6150 – Seasonal Color/Plantings.

Contracted Services:

The Association is showing a NEGATIVE VARIANCE of \$57,425.60. This is due to the increase in the trash contract costs and the necessity for a large amount of snow removal services in January 2022.

Repair and Maintenance:

The Association is showing a POSITIVE VARIANCE of \$25,422.91. This is due to savings YTD in GL 6530 – General Maintenance.

Pool/Community Center Expenses:

The Association is showing a NEGATIVE VARIANCE of \$2,393.32. This is due to multiple monthly invoices regarding GL 6438 – Pool Management - YTD.

Professional Services:

The Association is showing a POSITIVE VARIANCE of \$2,402.18. This is due to savings in GL 7030 – Legal Services – General Counsel.

Reserve Contributions:

The Association is showing a NEGATIVE VARIANCE of \$33,674.90. 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.

May 2022 Financial Report

Statement prepared by: Cheryl Weaver



Balance Sheet Report Lake Manassas ROA

As of May 31, 2022

	<u>Balance May 31, 2022</u>	<u>Balance Apr 30, 2022</u>	<u>Change</u>
<u>Assets</u>			
Cash & Investments			
1013 - PPB Operating 1801	663,906.48	606,079.79	57,826.69
1101 - CIT Bank MM	152,728.84	152,709.38	19.46
1140 - Pacific Western MM - 3538	251,169.12	251,071.44	97.68
1330 - Morgan Stanley MM - 1172	312,033.31	61,169.32	250,863.99
1353 - Morgan Stanley CD	1,175,000.00	1,425,000.00	(250,000.00)
1730 - Accrued Interest Receivable	1,961.71	2,030.87	(69.16)
Total Cash & Investments	<u>2,556,799.46</u>	<u>2,498,060.80</u>	<u>58,738.66</u>
Current Assets			
1500 - Residential Assessments Receivable	62,144.83	62,354.98	(210.15)
1530 - Allowance for Doubtful Accounts	(43,291.99)	(60,799.22)	17,507.23
1600 - Prepaid Insurance	95.80	1,206.96	(1,111.16)
1640 - Other Prepaid Expenses	4,574.36	2,305.80	2,268.56
1725 - Insurance Receivable	(1,985.95)	(1,985.95)	0.00
1745 - Taxes Receivable	(7,734.91)	(7,734.91)	0.00
Total Current Assets	<u>13,802.14</u>	<u>(4,652.34)</u>	<u>18,454.48</u>
Total Assets	<u><u>2,570,601.60</u></u>	<u><u>2,493,408.46</u></u>	<u><u>77,193.14</u></u>
<u>Liabilities</u>			
Current Liabilities			
2000 - Accounts Payable	(5,677.26)	59.57	(5,736.83)
2025 - Transfer Fee Payable	968.31	821.61	146.70
2050 - Resident Refunds	1,285.69	1,528.69	(243.00)
2300 - Accrued Expenses	54,494.27	25,898.07	28,596.20
2400 - Accrued Payroll Payable	7,324.00	406.17	6,917.83
2500 - Construction Deposits	89,675.40	88,925.40	750.00

Balance Sheet Report Lake Manassas ROA

As of May 31, 2022

	<u>Balance May 31, 2022</u>	<u>Balance Apr 30, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Current Liabilities			
2550 - Prepaid Assessments	92,006.82	99,910.36	(7,903.54)
Total Current Liabilities	240,077.23	217,549.87	22,527.36
Total Liabilities	240,077.23	217,549.87	22,527.36
<u>Owners' Equity</u>			
Unappropriated Owners' Equity			
3000 - Owners Equity - Prior Years	286,392.40	290,559.40	(4,167.00)
Total Unappropriated Owners' Equity	286,392.40	290,559.40	(4,167.00)
Reserves			
3102 - Repair & Replacement Reserve - Prior Yrs	1,904,204.09	1,904,204.09	0.00
3276 - Reserve Contributions	351,881.00	319,891.50	31,989.50
3280 - Rpr & Rpl Reserve Expenses Common Area	(364,494.32)	(356,137.40)	(8,356.92)
3366 - Interest Reserves - Current Yr	7,850.10	6,901.27	948.83
Total Reserves	1,899,440.87	1,874,859.46	24,581.41
Reserves - Kamehameha TH			
3232 - Kamehameha TH Reserve Contributions	2,062.50	1,875.00	187.50
3234 - Kamehameha TH Reserve Expenses	(375.00)	(375.00)	0.00
Total Reserves - Kamehameha TH	1,687.50	1,500.00	187.50
Reserves - Turtle Point TH			
3292 - Turtle Point TH Reserve Contributions	3,758.50	3,416.50	342.00
Total Reserves - Turtle Point TH	3,758.50	3,416.50	342.00

Balance Sheet Report Lake Manassas ROA

As of May 31, 2022

	<u>Balance May 31, 2022</u>	<u>Balance Apr 30, 2022</u>	<u>Change</u>
<u>Owners' Equity</u>			
Settlement Funds			
3124 - Basheer Settlement Fund Income	44,000.00	44,000.00	0.00
Total Settlement Funds	<u>44,000.00</u>	<u>44,000.00</u>	<u>0.00</u>
Total Owners' Equity	<u>2,235,279.27</u>	<u>2,214,335.36</u>	<u>20,943.91</u>
Net Income / (Loss)	<u>95,245.10</u>	<u>61,523.23</u>	<u>33,721.87</u>
Total Liabilities and Equity	<u><u>2,570,601.60</u></u>	<u><u>2,493,408.46</u></u>	<u><u>77,193.14</u></u>

Income Statement Summary

Lake Manassas ROA

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Assessment Income	130,718.00	130,647.50	70.50	1,435,607.71	1,437,122.50	(1,514.79)	1,567,770.00
Total Other Income	24,897.46	7,775.00	17,122.46	86,587.11	85,025.00	1,562.11	92,800.00
Total Income	155,615.46	138,422.50	17,192.96	1,522,194.82	1,522,147.50	47.32	1,660,570.00
Total Administrative	21,171.57	24,064.50	(2,892.93)	249,674.38	290,071.50	(40,397.12)	315,435.00
Total Payroll & Benefits	25,897.58	27,352.50	(1,454.92)	298,964.11	300,873.00	(1,908.89)	328,225.00
Total Insurance	1,111.16	1,333.00	(221.84)	11,029.37	14,666.50	(3,637.13)	16,000.00
Total Utilities	1,028.06	3,043.00	(2,014.94)	29,733.49	33,459.00	(3,725.51)	36,500.00
Total Landscaping	13,951.99	11,054.50	2,897.49	84,349.67	129,849.50	(45,499.83)	140,904.00
Total Contracted Services	11,096.58	8,453.50	2,643.08	178,421.10	120,995.50	57,425.60	129,450.00
Total Repair & Maintenance	5,429.63	5,012.50	417.13	29,714.59	55,137.50	(25,422.91)	60,150.00
Total Pool/Community Center Expenses	2,866.19	5,900.00	(3,033.81)	56,893.32	54,500.00	2,393.32	60,400.00
Total Professional Services	5,873.00	15,662.00	(9,789.00)	119,922.82	122,325.00	(2,402.18)	132,436.00
Total Taxes	0.00	0.00	0.00	2,694.77	5,550.00	(2,855.23)	5,550.00
Total Reserve Contributions	33,467.83	36,294.00	(2,826.17)	365,552.10	399,227.00	(33,674.90)	435,520.00
Total Expense	121,893.59	138,169.50	(16,275.91)	1,426,949.72	1,526,654.50	(99,704.78)	1,660,570.00
 Net Income / (Loss)	33,721.87	253.00	33,468.87	95,245.10	(4,507.00)	99,752.10	0.00

Income Statement Report

Lake Manassas ROA

Consolidated

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4001 - Residential Assessments	126,485.00	127,046.00	(561.00)	1,385,458.71	1,397,503.50	(12,044.79)	1,524,549.00	139,090.29
4003 - Kamehameha TH Assessments	800.00	801.00	(1.00)	8,800.00	8,814.50	(14.50)	9,616.00	816.00
4004 - Turtle Point TH Assessments	1,960.00	1,942.50	17.50	20,636.00	21,366.50	(730.50)	23,309.00	2,673.00
4080 - Pipe Stem Assessment	858.00	858.00	0.00	9,438.00	9,438.00	0.00	10,296.00	858.00
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	6,765.00	0.00	6,765.00	0.00	(6,765.00)
Total Assessment Income	130,718.00	130,647.50	70.50	1,435,607.71	1,437,122.50	(1,514.79)	1,567,770.00	132,162.29
Other Income								
4205 - Application Fees	475.00	500.00	(25.00)	3,630.00	5,000.00	(1,370.00)	5,500.00	1,870.00
4220 - Gate & Access Fees	425.00	241.00	184.00	2,855.00	2,658.00	197.00	2,900.00	45.00
4245 - Newsletter Advertising	0.00	0.00	0.00	825.00	0.00	825.00	0.00	(825.00)
4710 - Late Fees & Interest	(125.60)	417.00	(542.60)	6,966.60	4,583.50	2,383.10	5,000.00	(1,966.60)
4720 - Legal Reimbursements	0.00	392.00	(392.00)	13,073.08	4,308.50	8,764.58	4,700.00	(8,373.08)
4805 - Violation Charges	0.00	958.00	(958.00)	1,160.00	10,541.50	(9,381.50)	11,500.00	10,340.00
4815 - Prior Yr Income/Deficit	4,167.00	4,167.00	0.00	45,833.50	45,833.50	0.00	50,000.00	4,166.50
4825 - Recovery of Bad Debt	19,007.23	0.00	19,007.23	40,156.03	0.00	40,156.03	0.00	(40,156.03)
4835 - Miscellaneous Income	0.00	0.00	0.00	(35,762.20)	0.00	(35,762.20)	0.00	35,762.20
4910 - Interest Earned - Reserve Accounts	948.83	1,100.00	(151.17)	7,850.10	12,100.00	(4,249.90)	13,200.00	5,349.90
Total Other Income	24,897.46	7,775.00	17,122.46	86,587.11	85,025.00	1,562.11	92,800.00	6,212.89
Total Income	155,615.46	138,422.50	17,192.96	1,522,194.82	1,522,147.50	47.32	1,660,570.00	138,375.18
Expense								
Administrative								
5010 - Bad Debt	1,500.00	0.00	1,500.00	16,500.00	18,000.00	(1,500.00)	18,000.00	1,500.00
5015 - Bank Charges	0.00	19.00	(19.00)	10.00	206.50	(196.50)	225.00	215.00
5020 - Board Expenses/Minutes	161.48	0.00	161.48	5,205.77	2,486.00	2,719.77	2,900.00	(2,305.77)
5030 - Account Setup/Maintenance	302.96	333.00	(30.04)	7,653.75	3,666.50	3,987.25	4,000.00	(3,653.75)
5035 - Architectural	0.00	42.00	(42.00)	85.00	458.50	(373.50)	500.00	415.00

Income Statement Report
Lake Manassas ROA
Consolidated

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Administrative								
5040 - Computer Other-C3	250.00	250.00	0.00	2,750.00	2,750.00	0.00	3,000.00	250.00
5065 - Committee Expenses	0.00	88.00	(88.00)	0.00	963.00	(963.00)	1,050.00	1,050.00
5085 - Office Equipment Lease	523.91	542.00	(18.09)	7,317.78	5,958.50	1,359.28	6,500.00	(817.78)
5090 - Office Supplies	985.03	833.00	152.03	5,395.21	9,166.50	(3,771.29)	10,000.00	4,604.79
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)	1,243.99	1,100.00	143.99	1,200.00	(43.99)
5115 - Web Site Maintenance	1,033.33	167.00	866.33	2,360.08	1,833.50	526.58	2,000.00	(360.08)
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	256.25	492.00	(235.75)	5,638.56	5,408.50	230.06	5,900.00	261.44
5215 - Postage	61.74	558.00	(496.26)	4,795.26	6,141.50	(1,346.24)	6,700.00	1,904.74
5225 - Newsletter Services	0.00	0.00	0.00	1,918.35	1,725.00	193.35	2,300.00	381.65
6300 - Permits & Licenses	375.00	42.00	333.00	530.00	458.50	71.50	500.00	(30.00)
6325 - New Construction Committee	0.00	1,133.00	(1,133.00)	11,736.32	12,466.50	(730.18)	13,600.00	1,863.68
8150 - LMA Expenses	15,642.88	19,465.50	(3,822.62)	174,101.38	214,118.00	(40,016.62)	233,583.00	59,481.62
Total Administrative	21,171.57	24,064.50	(2,892.93)	249,674.38	290,071.50	(40,397.12)	315,435.00	65,760.62
Payroll & Benefits								
5300 - Management Payroll Reimbursement	13,401.08	12,885.00	516.08	146,285.86	141,738.50	4,547.36	154,624.00	8,338.14
5308 - PT Covenants Inspector	0.00	217.00	(217.00)	36.00	2,383.50	(2,347.50)	2,600.00	2,564.00
5312 - Security Contract- Western Gatehouse	11,956.50	13,608.50	(1,652.00)	146,117.25	149,692.50	(3,575.25)	163,301.00	17,183.75
5316 - Off Duty Police Patrol	540.00	642.00	(102.00)	6,525.00	7,058.50	(533.50)	7,700.00	1,175.00
Total Payroll & Benefits	25,897.58	27,352.50	(1,454.92)	298,964.11	300,873.00	(1,908.89)	328,225.00	29,260.89
Insurance								
5445 - General Liability Insurance Premiums	1,111.16	1,333.00	(221.84)	11,029.37	14,666.50	(3,637.13)	16,000.00	4,970.63
Total Insurance	1,111.16	1,333.00	(221.84)	11,029.37	14,666.50	(3,637.13)	16,000.00	4,970.63
Utilities								
6000 - Electric Service	711.44	1,000.00	(288.56)	9,061.02	11,000.00	(1,938.98)	12,000.00	2,938.98

Income Statement Report
Lake Manassas ROA
Consolidated

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6025 - Water Service	(137.75)	709.00	(846.75)	9,169.15	7,792.00	1,377.15	8,500.00	(669.15)
6040 - Telephone/Internet	454.37	1,334.00	(879.63)	11,503.32	14,667.00	(3,163.68)	16,000.00	4,496.68
Total Utilities	1,028.06	3,043.00	(2,014.94)	29,733.49	33,459.00	(3,725.51)	36,500.00	6,766.51
Landscaping								
6100 - Grounds & Landscaping - Contract	4,681.00	6,431.00	(1,750.00)	47,141.45	70,741.00	(23,599.55)	77,172.00	30,030.55
6115 - Kamehameha Landscape Contract	495.71	601.00	(105.29)	5,403.26	6,614.50	(1,211.24)	7,216.00	1,812.74
6120 - Turtle Point TH Landscape Contract	3,426.99	1,592.50	1,834.49	11,782.83	17,517.50	(5,734.67)	19,110.00	7,327.17
6150 - Seasonal Color/Plantings	5,348.29	2,430.00	2,918.29	11,352.13	26,726.50	(15,374.37)	29,156.00	17,803.87
6299 - Irrigation System Contract	0.00	0.00	0.00	8,670.00	8,250.00	420.00	8,250.00	(420.00)
Total Landscaping	13,951.99	11,054.50	2,897.49	84,349.67	129,849.50	(45,499.83)	140,904.00	56,554.33
Contracted Services								
6035 - Trash and Recycling Service	11,027.89	8,333.00	2,694.89	113,634.66	91,666.50	21,968.16	100,000.00	(13,634.66)
6434 - Pest Control	68.69	120.50	(51.81)	2,546.44	1,329.00	1,217.44	1,450.00	(1,096.44)
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)
Total Contracted Services	11,096.58	8,453.50	2,643.08	178,421.10	120,995.50	57,425.60	129,450.00	(48,971.10)
Repair & Maintenance								
6530 - General Maintenance	5,429.63	3,979.50	1,450.13	29,532.49	43,771.00	(14,238.51)	47,750.00	18,217.51
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	1,033.00	(1,033.00)	0.00	11,366.50	(11,366.50)	12,400.00	12,400.00
Total Repair & Maintenance	5,429.63	5,012.50	417.13	29,714.59	55,137.50	(25,422.91)	60,150.00	30,435.41
Pool/Community Center Expenses								
6438 - Pool Management	2,283.75	3,767.00	(1,483.25)	48,733.70	41,433.50	7,300.20	45,200.00	(3,533.70)
6710 - Pool Supplies	0.00	1,300.00	(1,300.00)	807.80	3,900.00	(3,092.20)	5,200.00	4,392.20

Income Statement Report
Lake Manassas ROA
Consolidated

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Pool/Community Center Expenses								
9918 - Pool/Tennis Center Electricity	582.44	833.00	(250.56)	7,351.82	9,166.50	(1,814.68)	10,000.00	2,648.18
Total Pool/Community Center Expenses	2,866.19	5,900.00	(3,033.81)	56,893.32	54,500.00	2,393.32	60,400.00	3,506.68
Professional Services								
7000 - Audit & Tax Services	0.00	5,050.00	(5,050.00)	7,016.00	10,100.00	(3,084.00)	10,100.00	3,084.00
7010 - Engineering Services	0.00	500.00	(500.00)	540.00	1,000.00	(460.00)	1,000.00	460.00
7015 - Management Reimbursements	15.00	53.00	(38.00)	515.00	586.50	(71.50)	640.00	125.00
7025 - Legal Services - Collections	0.00	1,192.00	(1,192.00)	18,921.10	13,108.50	5,812.60	14,300.00	(4,621.10)
7030 - Legal Services - General Counsel	0.00	2,917.00	(2,917.00)	27,707.72	32,083.50	(4,375.78)	35,000.00	7,292.28
7035 - Other Collection Cost	350.00	442.00	(92.00)	4,635.00	4,858.50	(223.50)	5,300.00	665.00
7040 - Management Fees	5,508.00	5,508.00	0.00	60,588.00	60,588.00	0.00	66,096.00	5,508.00
Total Professional Services	5,873.00	15,662.00	(9,789.00)	119,922.82	122,325.00	(2,402.18)	132,436.00	12,513.18
Taxes								
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
Total Taxes	0.00	0.00	0.00	2,694.77	5,550.00	(2,855.23)	5,550.00	2,855.23
Reserve Contributions								
9108 - Reserve Contributions - Kamehameha	187.50	187.50	0.00	2,062.50	2,062.50	0.00	2,250.00	187.50
9109 - Reserve Contributions - Turtle Point	342.00	342.00	0.00	3,758.50	3,758.50	0.00	4,100.00	341.50
9800 - R & R Contributions - Common Area	31,989.50	31,989.50	0.00	351,881.00	351,881.00	0.00	383,870.00	31,989.00

Income Statement Report
Lake Manassas ROA
Consolidated

May 01, 2022 thru May 31, 2022

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Contributions								
9806 - Reserve Interest Contribution	948.83	3,775.00	(2,826.17)	7,850.10	41,525.00	(33,674.90)	45,300.00	37,449.90
Total Reserve Contributions	33,467.83	36,294.00	(2,826.17)	365,552.10	399,227.00	(33,674.90)	435,520.00	69,967.90
Total Expense	121,893.59	138,169.50	(16,275.91)	1,426,949.72	1,526,654.50	(99,704.78)	1,660,570.00	233,620.28
Net Income / (Loss)	33,721.87	253.00	33,468.87	95,245.10	(4,507.00)	99,752.10	0.00	(95,245.10)

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

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Assessment Income														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	126,485	126,485	126,485	126,485	127,046	1,512,504	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	800	800	800	800	802	9,602	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,960	1,960	1,960	1,960	1,943	22,579	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	615	0	6,765	0
Total Assessment Income	128,155	130,078	130,606	129,553	132,908	130,718	130,718	130,718	130,718	130,718	130,718	130,648	1,566,255	1,567,770
Other Income														
4205 - Application Fees	240	1,570	430	35	0	185	35	0	325	335	475	500	4,130	5,500
4220 - Gate & Access Fees	835	(930)	670	185	230	600	75	30	515	220	425	242	3,097	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	(126)	417	7,383	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	5,950	310	877	0	392	13,465	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	280	0	0	0	959	2,119	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	19,007	0	40,156	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	949	1,100	8,950	13,200
Total Other Income	2,951	1,866	4,414	966	3,073	24,154	33,093	12,863	6,798	(28,489)	24,897	7,775	94,362	92,800
Total Income	131,106	131,944	135,020	130,519	135,981	154,872	163,811	143,581	137,516	102,229	155,615	138,423	1,660,617	1,660,570
Administrative														
5010 - Bad Debt	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	0	16,500	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	0	0	0	0	19	29	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	0	1,480	1,098	161	414	5,620	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	791	554	225	303	334	7,987	4,000
5035 - Architectural	0	0	45	0	0	0	0	0	0	40	0	42	127	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 May 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Administrative														
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	0	87	87	1,050
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	524	(524)	1,048	524	542	7,859	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	(15)	333	333	985	834	6,229	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	79	100	1,344	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	0	0	0	1,033	167	2,527	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	256	492	6,130	5,900
5215 - Postage	444	797	506	584	90	1,009	678	122	450	54	62	559	5,354	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	375	42	572	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,013	1,270	1,705	0	1,134	12,870	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	17,576	15,233	16,585	15,643	19,465	193,566	233,583
Total Administrative	16,121	7,092	25,309	37,534	26,927	59,627	(11,427)	22,117	21,611	23,591	21,172	25,364	275,038	315,435
Payroll & Benefits														
5300 - Management Payroll Reimbursemei	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,671	13,306	13,062	13,401	12,886	159,171	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	0	0	0	0	217	253	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	11,957	13,609	159,726	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	315	315	1,080	540	642	7,167	7,700
Total Payroll & Benefits	29,867	25,373	29,120	24,770	26,889	30,169	26,619	25,298	25,933	29,028	25,898	27,352	326,316	328,225
Insurance														
5445 - General Liability Insurance Premium	1,052	1,926	1,375	1,375	1,375	1,390	1,315	(1,934)	918	1,126	1,111	1,334	12,363	16,000
Total Insurance	1,052	1,926	1,375	1,375	1,375	1,390	1,315	(1,934)	918	1,126	1,111	1,334	12,363	16,000
Utilities														
6000 - Electric Service	802	837	759	829	798	1,021	861	876	855	713	711	1,000	10,061	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	436	445	2,508	(138)	708	9,877	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,220	667	1,501	454	1,333	12,836	16,000
Total Utilities	3,347	3,302	2,381	1,859	2,385	3,784	2,427	2,532	1,966	4,722	1,028	3,041	32,774	36,500

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

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Landscaping														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	9,362	0	4,681	4,681	6,431	53,572	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	991	496	0	0	602	5,013	7,216
6120 - Turtle Point TH Landscape Contract	832	832	(832)	1,012	0	2,203	0	2,154	1,142	0	3,427	1,593	12,363	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	0	0	0	5,348	2,430	13,782	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
Total Landscaping	10,509	7,749	6,084	2,679	12,171	7,276	425	12,508	1,638	7,851	13,456	11,055	93,401	140,904
Contracted Services														
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	11,028	8,334	121,968	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	69	69	69	69	121	2,667	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	2,700	0	0	0	0	62,240	28,000
Total Contracted Services	8,899	9,449	8,515	8,415	13,908	11,162	70,855	13,862	11,129	11,129	11,097	8,455	186,876	129,450
Repair & Maintenance														
6530 - General Maintenance	2,545	3,746	1,573	3,333	3,529	2,230	1,078	1,650	1,439	2,980	5,430	3,979	33,511	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	0	1,034	1,034	12,400
Total Repair & Maintenance	2,545	3,746	1,573	3,333	3,711	2,230	1,078	1,650	1,439	2,980	5,430	5,013	34,727	60,150
Pool/Community Center Expenses														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	0	0	3,711	2,284	3,767	52,500	45,200
6710 - Pool Supplies	488	220	100	0	0	0	0	0	0	0	0	1,300	2,108	5,200
9918 - Pool/Tennis Center Electricity	1,141	1,144	644	444	462	685	615	805	458	372	582	834	8,185	10,000
Total Pool/Community Center Expenses	15,331	11,365	15,687	5,520	1,847	685	(1,754)	805	458	4,084	2,866	5,900	62,793	60,400
Professional Services														
7000 - Audit & Tax Services	0	0	6,616	400	0	0	0	0	0	0	0	0	7,016	10,100
7010 - Engineering Services	0	0	0	0	0	0	0	0	0	540	0	0	540	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	15	315	40	15	54	569	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,994	0	4,667	0	1,192	20,113	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,082	0	11,363	0	2,917	30,624	35,000

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

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Professional Services														
7035 - Other Collection Cost	415	280	390	460	590	685	415	330	310	410	350	442	5,077	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
Total Professional Services	7,381	5,803	21,263	6,383	11,212	13,771	9,647	9,929	6,133	22,528	5,873	10,111	130,034	132,436
Taxes														
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
Total Taxes	0	0	0	2,600	95	0	0	0	0	0	0	0	2,695	5,550
Reserve Contributions														
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	949	3,775	11,625	45,300
Total Reserve Contributions	33,048	34,564	35,233	34,109	34,245	34,192	34,136	34,206	24,929	33,423	33,468	36,293	401,845	435,520
Total Expense	128,099	110,369	146,540	128,577	134,765	164,287	133,321	120,973	96,154	140,463	121,398	133,916	1,558,862	1,660,570
Total Lake Manassas Residential OA	3,006	21,575	(11,520)	1,942	1,216	(9,415)	30,490	22,608	41,362	(38,234)	34,218	4,507	101,755	0

Income and Expense Projection Report
Lake Manassas ROA
Kamehameha TH
As of May 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Landscaping														
6115 - Kamehameha Landscape Contract	0	0	0	0	0	0	0	0	0	496	496	0	991	0
Total Landscaping	0	0	0	0	0	0	0	0	0	496	496	0	991	0
Total Expense	0	0	0	0	0	0	0	0	0	496	496	0	991	0
Total Kamehameha TH	0	0	0	0	0	0	0	0	0	(496)	(496)	0	(991)	0

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

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Landscaping														
6120 - Turtle Point TH Landscape Contract	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
Total Landscaping	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
Total Expense	0	0	1,012	0	0	0	0	0	0	0	0	0	1,012	0
Total Turtle Point TH	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 May 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Assessment Income														
4001 - Residential Assessments	124,230	124,513	125,693	125,460	126,653	126,485	126,485	126,485	126,485	126,485	126,485	127,046	1,512,504	1,524,549
4003 - Kamehameha TH Assessments	0	0	0	0	0	4,800	800	800	800	800	800	802	9,602	9,616
4004 - Turtle Point TH Assessments	0	0	0	0	0	10,836	1,960	1,960	1,960	1,960	1,960	1,943	22,579	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	615	0	6,765	0
Total Assessment Income	128,155	130,078	130,606	129,553	132,908	130,718	130,718	130,718	130,718	130,718	130,718	130,648	1,566,255	1,567,770
Other Income														
4205 - Application Fees	240	1,570	430	35	0	185	35	0	325	335	475	500	4,130	5,500
4220 - Gate & Access Fees	835	(930)	670	185	230	600	75	30	515	220	425	242	3,097	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	(126)	417	7,383	5,000
4720 - Legal Reimbursements	437	690	1,271	1,321	200	0	2,018	5,950	310	877	0	392	13,465	4,700
4805 - Violation Charges	260	110	620	(2,410)	600	930	770	280	0	0	0	959	2,119	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	19,007	0	40,156	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	949	1,100	8,950	13,200
Total Other Income	2,951	1,866	4,414	966	3,073	24,154	33,093	12,863	6,798	(28,489)	24,897	7,775	94,362	92,800
Total Income	131,106	131,944	135,020	130,519	135,981	154,872	163,811	143,581	137,516	102,229	155,615	138,423	1,660,617	1,660,570
Administrative														
5010 - Bad Debt	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	0	16,500	18,000
5015 - Bank Charges	0	0	0	0	10	0	0	0	0	0	0	19	29	225
5020 - Board Expenses/Minutes	161	0	0	2,305	0	0	0	0	1,480	1,098	161	414	5,620	2,900
5030 - Account Setup/Maintenance	965	878	1,114	722	298	1,265	539	791	554	225	303	334	7,987	4,000
5035 - Architectural	0	0	45	0	0	0	0	0	0	40	0	42	127	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 May 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Administrative														
5065 - Committee Expenses	0	0	0	0	0	0	0	0	0	0	0	87	87	1,050
5085 - Office Equipment Lease	507	547	1,702	894	524	524	1,048	524	(524)	1,048	524	542	7,859	6,500
5090 - Office Supplies	588	298	435	921	795	335	387	(15)	333	333	985	834	6,229	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	79	100	1,344	1,200
5115 - Web Site Maintenance	0	0	0	0	1,327	0	0	0	0	0	1,033	167	2,527	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	256	492	6,130	5,900
5215 - Postage	444	797	506	584	90	1,009	678	122	450	54	62	559	5,354	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	375	42	572	500
6325 - New Construction Committee	396	1,873	1,518	0	2,139	1,823	0	1,013	1,270	1,705	0	1,134	12,870	13,600
8150 - LMA Expenses	9,819	0	17,774	29,988	19,222	48,413	(16,152)	17,576	15,233	16,585	15,643	19,465	193,566	233,583
Total Administrative	16,121	7,092	25,309	37,534	26,927	59,627	(11,427)	22,117	21,611	23,591	21,172	25,364	275,038	315,435
Payroll & Benefits														
5300 - Management Payroll Reimburseme	14,045	12,741	13,275	12,359	13,592	13,947	13,886	12,671	13,306	13,062	13,401	12,886	159,171	154,624
5308 - PT Covenants Inspector	36	0	0	0	0	0	0	0	0	0	0	217	253	2,600
5312 - Security Contract- Western Gatehot	15,336	11,997	15,350	12,096	12,562	15,233	12,078	12,312	12,312	14,886	11,957	13,609	159,726	163,301
5316 - Off Duty Police Patrol	450	635	495	315	735	990	655	315	315	1,080	540	642	7,167	7,700
Total Payroll & Benefits	29,867	25,373	29,120	24,770	26,889	30,169	26,619	25,298	25,933	29,028	25,898	27,352	326,316	328,225
Insurance														
5445 - General Liability Insurance Premium	1,052	1,926	1,375	1,375	1,375	1,390	1,315	(1,934)	918	1,126	1,111	1,334	12,363	16,000
Total Insurance	1,052	1,926	1,375	1,375	1,375	1,390	1,315	(1,934)	918	1,126	1,111	1,334	12,363	16,000
Utilities														
6000 - Electric Service	802	837	759	829	798	1,021	861	876	855	713	711	1,000	10,061	12,000
6025 - Water Service	1,300	1,839	542	92	842	869	435	436	445	2,508	(138)	708	9,877	8,500
6040 - Telephone/Internet	1,245	627	1,080	938	745	1,894	1,131	1,220	667	1,501	454	1,333	12,836	16,000
Total Utilities	3,347	3,302	2,381	1,859	2,385	3,784	2,427	2,532	1,966	4,722	1,028	3,041	32,774	36,500

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

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Landscaping														
6100 - Grounds & Landscaping - Contract	6,431	6,431	6,431	1,181	2,931	4,587	425	9,362	0	4,681	4,681	6,431	53,572	77,172
6115 - Kamehameha Landscape Contract	496	486	486	486	486	486	0	991	496	496	496	602	6,005	7,216
6120 - Turtle Point TH Landscape Contract	832	832	180	1,012	0	2,203	0	2,154	1,142	0	3,427	1,593	13,375	19,110
6150 - Seasonal Color/Plantings	0	0	0	0	6,004	0	0	0	0	0	5,348	2,430	13,782	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
Total Landscaping	10,509	7,749	7,096	2,679	12,171	7,276	425	12,508	1,638	8,347	13,952	11,055	95,404	140,904
Contracted Services														
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	11,028	8,334	121,968	100,000
6434 - Pest Control	554	1,104	164	64	64	64	259	69	69	69	69	121	2,667	1,450
6442 - Snow Removal Services	0	0	0	0	0	0	59,540	2,700	0	0	0	0	62,240	28,000
Total Contracted Services	8,899	9,449	8,515	8,415	13,908	11,162	70,855	13,862	11,129	11,129	11,097	8,455	186,876	129,450
Repair & Maintenance														
6530 - General Maintenance	2,545	3,746	1,573	3,333	3,529	2,230	1,078	1,650	1,439	2,980	5,430	3,979	33,511	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	0	1,034	1,034	12,400
Total Repair & Maintenance	2,545	3,746	1,573	3,333	3,711	2,230	1,078	1,650	1,439	2,980	5,430	5,013	34,727	60,150
Pool/Community Center Expenses														
6438 - Pool Management	13,703	10,000	14,943	5,077	1,385	0	(2,369)	0	0	3,711	2,284	3,767	52,500	45,200
6710 - Pool Supplies	488	220	100	0	0	0	0	0	0	0	0	1,300	2,108	5,200
9918 - Pool/Tennis Center Electricity	1,141	1,144	644	444	462	685	615	805	458	372	582	834	8,185	10,000
Total Pool/Community Center Expenses	15,331	11,365	15,687	5,520	1,847	685	(1,754)	805	458	4,084	2,866	5,900	62,793	60,400
Professional Services														
7000 - Audit & Tax Services	0	0	6,616	400	0	0	0	0	0	0	0	0	7,016	10,100
7010 - Engineering Services	0	0	0	0	0	0	0	0	0	540	0	0	540	1,000
7015 - Management Reimbursements	40	15	15	15	15	15	15	15	315	40	15	54	569	640
7025 - Legal Services - Collections	986	0	4,317	0	3,070	2,613	1,274	1,994	0	4,667	0	1,192	20,113	14,300
7030 - Legal Services - General Counsel	432	0	4,418	0	2,030	4,950	2,435	2,082	0	11,363	0	2,917	30,624	35,000

Income and Expense Projection Report

Lake Manassas ROA

As of May 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Full Year Projected	Total Budget
Professional Services														
7035 - Other Collection Cost	415	280	390	460	590	685	415	330	310	410	350	442	5,077	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
Total Professional Services	7,381	5,803	21,263	6,383	11,212	13,771	9,647	9,929	6,133	22,528	5,873	10,111	130,034	132,436
Taxes														
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
Total Taxes	0	0	0	2,600	95	0	0	0	0	0	0	0	2,695	5,550
Reserve Contributions														
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 Areas	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	949	3,775	11,625	45,300
Total Reserve Contributions	33,048	34,564	35,233	34,109	34,245	34,192	34,136	34,206	24,929	33,423	33,468	36,293	401,845	435,520
Total Expense	128,099	110,369	147,552	128,577	134,765	164,287	133,321	120,973	96,154	140,958	121,894	133,916	1,560,865	1,660,570
All Departments Summary	3,006	21,575	(12,532)	1,942	1,216	(9,415)	30,490	22,608	41,362	(38,729)	33,722	4,507	99,752	0