

Spread Report
Lake Manassas ROA
FY 2020 Budget - Final

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	115,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200	115,200	1,382,400
970 - 4014 -- Townhome Assessments	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	3,956	47,472
970 - 4080 -- Pipe Stem Assessment	858	858	858	858	858	858	858	858	858	858	858	858	10,296
Total Assessment Income	120,014	120,014	120,014	120,014	120,014	120,014	120,014	120,014	120,014	120,014	120,014	120,014	1,440,168
Other Income													
970 - 4205 -- Application Fees	273	272	273	273	273	0	272	273	273	273	272	273	3,000
970 - 4710 -- Late Fees & Interest	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 4720 -- Legal Reimbursements	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 4805 -- Violation Charges	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 4910 -- Interest Earned - Reserve Accounts	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Total Other Income	2,690	2,688	2,690	2,690	2,689	2,417	2,689	2,689	2,690	2,690	2,688	2,690	32,000
Total Income	122,704	122,702	122,704	122,704	122,703	122,431	122,703	122,703	122,704	122,704	122,702	122,704	1,472,168
Administrative													
970 - 5010 -- Bad Debt	0	0	0	20,000	0	0	0	0	0	0	0	0	20,000
970 - 5015 -- Bank Charges	17	17	17	17	17	17	17	17	17	17	17	17	200
970 - 5020 -- Board Expenses/Minutes	0	414	415	414	0	414	0	414	415	0	0	414	2,900
970 - 5030 -- Account Setup/Maintenance	4,890	257	257	257	257	257	257	257	257	265	257	257	7,725
970 - 5035 -- Architectural	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 5040 -- Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 5065 -- Committee Expenses	0	0	0	0	0	0	50	0	0	0	50	0	100
970 - 5085 -- Office Equipment Lease	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5090 -- Office Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5095 -- Transponders	625	0	0	0	0	0	0	0	0	0	0	0	625
970 - 5100 -- Storage Rental	105	105	105	105	105	105	105	105	105	105	105	105	1,260
970 - 5115 -- Web Site Maintenance	209	208	209	209	208	209	209	208	209	209	208	209	2,500
970 - 5195 -- Miscellaneous Expenses	0	0	0	0	0	200	0	0	0	0	0	200	400
970 - 5210 -- Printing & Copying	700	935	315	600	131	131	0	0	0	0	0	788	3,600
970 - 5215 -- Postage	1,470	720	815	332	332	332	332	332	332	332	332	339	6,000
970 - 5225 -- Newsletter Services	0	0	400	0	0	400	0	0	400	0	0	400	1,600
970 - 6300 -- Permits & Licenses	92	92	92	92	92	92	92	92	92	92	92	92	1,100
970 - 6325 -- New Construction Committee	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000

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970 - 8150 -- LMA Expenses	17,681	17,680	17,681	17,680	17,681	17,680	17,681	17,680	17,681	17,680	17,681	17,680	212,163
Total Administrative	27,954	22,595	22,471	41,871	20,990	22,002	20,908	21,272	21,673	20,865	20,909	22,666	286,173
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	11,084	11,083	11,084	11,084	11,083	11,084	11,084	11,083	11,084	11,084	11,083	11,084	133,000
970 - 5308 -- PT Covenants Inspector	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 5312 -- Security Contract- Western Gatehouse	13,783	13,784	13,783	13,783	13,784	13,783	13,783	13,784	13,783	13,783	13,784	13,783	165,398
970 - 5316 -- Off Duty Police Patrol	834	833	834	834	833	834	834	833	834	834	833	834	10,000
Total Payroll & Benefits	26,034	26,033	26,034	26,034	26,033	26,034	26,034	26,033	26,034	26,034	26,033	26,034	312,398
Insurance													
970 - 5445 -- General Liability Insurance Premiums	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,000
Total Insurance	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,000
Utilities													
970 - 6000 -- Electric Service	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
970 - 6025 -- Water Service	917	916	917	917	916	917	917	916	917	917	916	917	11,000
970 - 6040 -- Telephone/Internet	1,183	1,184	1,183	1,183	1,184	1,183	1,183	1,184	1,183	1,183	1,184	1,183	14,200
Total Utilities	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,200
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
970 - 6150 -- Seasonal Color/Plantings	0	0	5,481	0	0	0	0	0	0	20,959	5,481	0	31,921
970 - 6299 -- Irrigation System Contract	0	2,616	0	0	2,616	0	0	0	0	2,616	0	0	7,848
Total Landscaping	5,500	8,116	10,981	5,500	8,116	5,500	5,500	5,500	5,500	29,075	10,981	5,500	105,769
Contracted Services													
970 - 6035 -- Trash and Recycling Service	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	81,466
970 - 6434 -- Pest Control	113	113	113	113	113	113	113	113	113	113	113	113	1,350
970 - 6442 -- Snow Removal Services	0	0	0	0	0	13,750	13,750	13,750	13,750	0	0	0	55,000
Total Contracted Services	6,902	6,901	6,902	6,902	6,901	20,652	20,652	20,651	20,652	6,902	6,901	6,902	137,816
Repair & Maintenance													
970 - 6530 -- General Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
970 - 9100 -- Contingency Operating	2,169	2,169	2,169	2,169	2,169	2,169	2,169	2,169	2,169	2,169	2,169	2,169	26,026
970 - 9814 -- Special Projects	592	592	592	592	592	592	592	592	592	592	592	592	7,100
Total Repair & Maintenance	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	75,126

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Pool/Community Center Expenses													
970 - 6438 -- Pool Management	5,500	5,500	5,500	5,500	5,500	0	0	0	0	5,500	5,500	5,500	44,000
970 - 6710 -- Pool Supplies	1,000	1,000	0	0	0	0	0	0	0	0	1,000	1,000	4,000
970 - 9918 -- Pool/Tennis Center Electricity	925	925	925	925	925	925	925	925	925	925	925	925	11,100
Total Pool/Community Center Expenses	7,425	7,425	6,425	6,425	6,425	925	925	925	925	6,425	7,425	7,425	59,100
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	0	3,250	0	0	0	0	0	3,250	0	6,500
970 - 7015 -- Management Reimbursements	50	50	50	50	50	50	50	50	50	50	50	50	600
970 - 7025 -- Legal Services - Collections	1,084	1,083	1,084	1,084	1,083	1,084	1,084	1,083	1,084	1,084	1,083	1,084	13,000
970 - 7030 -- Legal Services - General Counsel	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
970 - 7035 -- Other Collection Cost	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 7040 -- Management Fees	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	5,348	64,176
Total Professional Services	8,232	8,231	8,232	8,232	11,481	8,232	8,232	8,231	8,232	8,232	11,481	8,232	105,276
Taxes													
970 - 9000 -- Federal Income Tax	0	0	0	3,000	0	0	0	0	0	0	0	0	3,000
970 - 9005 -- State Income Tax	0	0	0	1,200	0	0	0	0	0	0	0	0	1,200
970 - 9015 -- Property/Real Estate Tax	0	0	0	0	150	0	0	0	0	0	0	0	150
Total Taxes	0	0	0	4,200	150	0	0	0	0	0	0	0	4,350
Reserve Contributions													
970 - 9800 -- R & R Contributions - Common Area	27,914	27,913	27,914	27,914	27,913	27,914	27,914	27,913	27,914	27,914	27,913	27,914	334,960
Total Reserve Contributions	27,914	27,913	27,914	27,914	27,913	27,914	27,914	27,913	27,914	27,914	27,913	27,914	334,960
Total Expense	120,486	117,741	119,484	137,603	118,536	121,784	120,690	121,052	121,455	135,972	122,170	115,198	1,472,168
Net Income / (Loss):	2,219	4,961	3,221	(14,899)	4,168	647	2,014	1,651	1,250	(13,268)	533	7,506	0