

Spread Report
Lake Manassas ROA
FY 2021 Budget - Final

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	1,401,600
970 - 4014 -- Townhome Assessments	4,902	4,902	4,902	4,902	4,902	4,902	4,902	4,902	4,902	4,902	4,902	4,902	58,824
970 - 4080 -- Pipe Stem Assessment	858	858	858	858	858	858	858	858	858	858	858	858	10,296
Total Assessment Income	122,560	122,560	122,560	122,560	122,560	122,560	122,560	122,560	122,560	122,560	122,560	122,560	1,470,720
Other Income													
970 - 4205 -- Application Fees	191	191	191	191	191	0	190	191	191	191	191	191	2,100
970 - 4220 -- Gate & Access Fees	48	48	48	48	48	48	47	48	48	48	48	48	575
970 - 4710 -- Late Fees & Interest	346	346	346	346	346	346	346	346	346	346	346	346	4,150
970 - 4720 -- Legal Reimbursements	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 4805 -- Violation Charges	417	417	417	417	417	417	417	417	417	417	417	417	5,000
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	3,002	3,002	3,002	3,002	3,002	2,811	3,000	3,002	3,002	3,002	3,002	3,002	35,825
Total Income	125,562	125,562	125,562	125,562	125,562	125,371	125,560	125,562	125,562	125,562	125,562	125,562	1,506,545
Administrative													
970 - 5010 -- Bad Debt	0	0	0	20,000	0	0	0	0	0	0	0	0	20,000
970 - 5015 -- Bank Charges	9	8	9	9	8	9	9	8	9	9	8	9	100
970 - 5020 -- Board Expenses/Minutes	0	414	415	414	0	414	0	414	415	0	0	414	2,900
970 - 5030 -- Account Setup/Maintenance	4,800	75	75	75	75	75	75	75	75	75	75	75	5,625
970 - 5035 -- Architectural	54	55	54	54	55	54	54	55	54	54	55	54	650
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	542	542	542	542	542	542	542	542	542	542	542	542	6,500
970 - 5090 -- Office Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5095 -- Transponders	0	0	0	0	0	0	0	0	0	0	0	625	625
970 - 5100 -- Storage Rental	105	105	105	105	105	105	105	105	105	105	105	105	1,260
970 - 5115 -- Web Site Maintenance	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 5195 -- Miscellaneous Expenses	0	0	100	0	0	100	0	0	100	0	0	100	400
970 - 5210 -- Printing & Copying	1,000	200	650	50	300	0	100	300	0	0	0	1,000	3,600
970 - 5215 -- Postage	500	800	800	500	400	50	50	50	500	500	500	550	5,200
970 - 5225 -- Newsletter Services	0	0	625	0	0	625	0	0	625	0	0	625	2,500
970 - 6300 -- Permits & Licenses	50	50	50	50	50	50	50	50	50	50	50	50	600
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	18,167	18,167	18,167	18,167	18,167	18,167	18,167	18,167	18,167	18,167	18,167	18,167	218,000
Total Administrative	26,976	22,166	23,341	41,715	21,452	21,940	20,951	21,516	22,391	21,251	21,302	24,065	289,060
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	17,215	11,479	11,479	17,215	11,479	11,479	11,479	11,479	11,479	11,479	11,479	11,479	149,220
970 - 5312 -- Security Contract- Western Gatehouse	13,915	13,914	13,915	13,915	13,914	13,915	13,915	13,914	13,915	13,915	13,914	13,915	166,972
970 - 5316 -- Off Duty Police Patrol	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Total Payroll & Benefits	31,546	25,810	25,810	31,546	25,810	25,810	25,810	25,810	25,810	25,810	25,810	25,810	321,192
Insurance													
970 - 5445 -- General Liability Insurance Premiums	1,214	1,213	1,214	1,214	1,213	1,214	1,214	1,213	1,214	1,214	1,213	1,214	14,560
Total Insurance	1,214	1,213	1,214	1,214	1,213	1,214	1,214	1,213	1,214	1,214	1,213	1,214	14,560
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	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Total Utilities	3,117	3,116	3,117	3,117	3,116	3,117	3,117	3,116	3,117	3,117	3,116	3,117	37,400
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	5,702	5,703	5,702	5,702	5,703	5,702	5,702	5,703	5,702	5,702	5,703	5,702	68,426
970 - 6150 -- Seasonal Color/Plantings	0	0	5,481	0	0	0	0	0	18,653	0	5,481	0	29,615
970 - 6299 -- Irrigation System Contract	0	2,750	0	0	2,750	0	0	0	0	2,750	0	0	8,250
Total Landscaping	5,702	8,453	11,183	5,702	8,453	5,702	5,702	5,703	24,355	8,452	11,184	5,702	106,291
Contracted Services													
970 - 6035 -- Trash and Recycling Service	9,014	9,014	9,014	9,014	9,014	9,014	9,014	9,014	9,014	9,014	9,014	9,014	108,166
970 - 6434 -- Pest Control	117	117	117	117	117	117	117	117	117	117	117	117	1,400
970 - 6442 -- Snow Removal Services	0	0	0	0	0	10,000	10,000	10,000	10,000	0	0	0	40,000
Total Contracted Services	9,131	9,131	9,131	9,131	9,131	19,131	19,131	19,131	19,131	9,131	9,131	9,130	149,566
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	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	1,853	22,230
Total Repair & Maintenance	5,353	5,353	5,353	5,353	5,353	5,353	5,353	5,353	5,353	5,353	5,353	5,353	64,230
Pool/Community Center Expenses													
970 - 6438 -- Pool Management	7,323	7,715	10,315	2,304	2,304	0	0	0	0	2,260	2,260	5,520	40,000

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Pool/Community Center Expenses													
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	834	833	834	834	833	834	834	833	834	834	833	834	10,000
Total Pool/Community Center Expenses	9,156	9,548	11,149	3,137	3,137	834	834	833	834	3,094	4,093	7,354	54,000
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	0	3,350	0	0	0	0	0	3,350	0	6,700
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	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 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
Total Professional Services	8,475	8,475	8,475	8,475	11,825	8,475	8,475	8,475	8,475	8,475	11,825	8,475	108,396
Taxes													
970 - 9000 -- Federal Income Tax	0	0	0	1,500	0	0	0	0	1,500	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	2,700	150	0	0	0	1,500	0	0	0	4,350
Reserve Contributions													
970 - 9800 -- R & R Contributions - Common Area	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	357,500
Total Reserve Contributions	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	357,500
Total Expense	130,459	123,055	128,562	141,879	119,430	121,365	120,376	120,940	141,969	115,686	122,817	120,010	1,506,545
Net Income / (Loss):	(4,898)	2,507	(3,000)	(16,318)	6,132	4,006	5,184	4,622	(16,407)	9,876	2,745	5,552	0