

Spread Report
Lake Manassas ROA
FY 2022 Budget - Final

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	127,046	127,046	127,046	127,046	127,046	127,046	127,046	127,046	127,046	127,046	127,046	127,046	1,524,549
970 - 4003 -- Kamehameha TH Assessments	802	801	802	802	801	802	802	801	802	802	801	802	9,616
970 - 4004 -- Turtle Point TH Assessments	1,943	1,943	1,943	1,942	1,943	1,943	1,943	1,943	1,943	1,942	1,943	1,943	23,309
970 - 4080 -- Pipe Stem Assessment	858	858	858	858	858	858	858	858	858	858	858	858	10,296
Total Assessment Income	130,648	130,647	130,648	130,647	130,648	130,648	130,648	130,647	130,648	130,647	130,648	130,648	1,567,770
Other Income													
970 - 4205 -- Application Fees	500	500	500	500	500	0	500	500	500	500	500	500	5,500
970 - 4220 -- Gate & Access Fees	242	241	242	242	241	242	242	241	242	242	241	242	2,900
970 - 4710 -- Late Fees & Interest	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 4720 -- Legal Reimbursements	392	392	392	392	392	392	392	392	392	392	392	392	4,700
970 - 4805 -- Violation Charges	959	958	959	959	958	959	959	958	959	959	958	959	11,500
970 - 4815 -- Use of Prior Year Income/Deficit	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
970 - 4910 -- Interest Earned - Reserve Accounts	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
Total Other Income	7,775	7,775	7,775	7,775	7,775	7,275	7,775	7,775	7,775	7,775	7,775	7,775	92,800
Total Income	138,423	138,422	138,423	138,422	138,423	137,923	138,423	138,422	138,423	138,422	138,423	138,423	1,660,570
Administrative													
970 - 5010 -- Bad Debt	0	0	0	18,000	0	0	0	0	0	0	0	0	18,000
970 - 5015 -- Bank Charges	19	19	19	19	19	19	19	19	19	19	19	19	225
970 - 5020 -- Board Expenses/Minutes	0	414	415	414	0	414	0	414	415	0	0	414	2,900
970 - 5030 -- Account Setup/Maintenance	334	333	334	334	333	334	334	333	334	334	333	334	4,000
970 - 5035 -- Architectural	42	42	42	42	42	42	42	42	42	42	42	42	500
970 - 5040 -- Computer Other-C3	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 5065 -- Committee Expenses	88	87	88	87	88	87	88	87	88	87	88	87	1,050
970 - 5085 -- Office Equipment Lease	542	542	542	542	542	542	542	542	542	542	542	542	6,500
970 - 5090 -- Office Supplies	834	833	834	834	833	834	834	833	834	834	833	834	10,000
970 - 5095 -- Transponders	0	0	0	0	0	313	0	0	0	0	0	313	625
970 - 5100 -- Storage Rental	100	100	100	100	100	100	100	100	100	100	100	100	1,200
970 - 5115 -- Web Site Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,000
970 - 5195 -- Miscellaneous Expenses	0	1,426	0	0	0	1,426	0	0	0	0	0	0	2,852
970 - 5210 -- Printing & Copying	492	492	492	492	492	492	492	492	492	492	492	492	5,900
970 - 5215 -- Postage	559	558	559	559	558	559	559	558	559	559	558	559	6,700
970 - 5225 -- Newsletter Services	0	0	575	0	0	575	0	0	575	0	0	575	2,300
970 - 6300 -- Permits & Licenses	42	42	42	42	42	42	42	42	42	42	42	42	500

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Administrative													
970 - 6325 -- New Construction Committee	1,134	1,133	1,134	1,134	1,133	1,134	1,134	1,133	1,134	1,134	1,133	1,134	13,600
970 - 8150 -- LMA Expenses	19,466	19,465	19,466	19,465	19,466	19,465	19,466	19,465	19,466	19,465	19,466	19,465	233,583
Total Administrative	24,064	25,903	25,054	42,476	24,065	26,790	24,064	24,477	25,054	24,062	24,065	25,364	315,435
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	12,886	12,885	12,886	12,886	12,885	12,886	12,886	12,885	12,886	12,886	12,885	12,886	154,624
970 - 5308 -- PT Covenants Inspector	217	217	217	217	217	217	217	217	217	217	217	217	2,600
970 - 5312 -- Security Contract- Western Gatehouse	13,609	13,609	13,609	13,608	13,609	13,609	13,609	13,609	13,609	13,608	13,609	13,609	163,301
970 - 5316 -- Off Duty Police Patrol	642	642	642	642	642	642	642	642	642	642	642	642	7,700
Total Payroll & Benefits	27,352	27,353	27,352	27,352	27,353	27,352	27,352	27,353	27,352	27,352	27,353	27,352	328,225
Insurance													
970 - 5445 -- General Liability Insurance Premiums	1,334	1,333	1,334	1,334	1,333	1,334	1,334	1,333	1,334	1,334	1,333	1,334	16,000
Total Insurance	1,334	1,333	1,334	1,334	1,333	1,334	1,334	1,333	1,334	1,334	1,333	1,334	16,000
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	708	709	708	708	709	708	708	709	708	708	709	708	8,500
970 - 6040 -- Telephone/Internet	1,333	1,334	1,333	1,333	1,334	1,333	1,333	1,334	1,333	1,333	1,334	1,333	16,000
Total Utilities	3,041	3,043	3,041	3,041	3,043	3,041	3,041	3,043	3,041	3,041	3,043	3,041	36,500
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	6,431	6,431	6,431	6,431	6,431	6,431	6,431	6,431	6,431	6,431	6,431	6,431	77,172
970 - 6115 -- Kamehameha Landscape Contract	602	601	602	602	601	602	602	601	602	602	601	602	7,216
970 - 6120 -- Turtle Point TH Landscape Contract	1,593	1,593	1,593	1,593	1,593	1,593	1,593	1,593	1,593	1,593	1,593	1,593	19,110
970 - 6150 -- Seasonal Color/Plantings	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	29,156
970 - 6299 -- Irrigation System Contract	0	2,750	0	0	2,750	0	0	0	0	2,750	0	0	8,250
Total Landscaping	11,055	13,805	11,055	11,055	13,805	11,055	11,055	11,055	11,055	13,805	11,055	11,055	140,904
Contracted Services													
970 - 6035 -- Trash and Recycling Service	8,334	8,333	8,334	8,334	8,333	8,334	8,334	8,333	8,334	8,334	8,333	8,334	100,000
970 - 6434 -- Pest Control	121	121	121	121	121	121	121	121	121	121	121	121	1,450
970 - 6442 -- Snow Removal Services	0	0	0	0	0	7,000	7,000	7,000	7,000	0	0	0	28,000
Total Contracted Services	8,455	8,454	8,455	8,455	8,454	15,455	15,455	15,454	15,455	8,455	8,454	8,455	129,450
Repair & Maintenance													
970 - 6530 -- General Maintenance	3,979	3,980	3,979	3,979	3,980	3,979	3,979	3,980	3,979	3,979	3,980	3,979	47,750

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Repair & Maintenance													
970 - 9100 -- Contingency Operating	1,034	1,033	1,034	1,034	1,033	1,034	1,034	1,033	1,034	1,034	1,033	1,034	12,400
Total Repair & Maintenance	5,013	5,013	5,013	5,013	5,013	5,013	5,013	5,013	5,013	5,013	5,013	5,013	60,150
Pool/Community Center Expenses													
970 - 6438 -- Pool Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	45,200
970 - 6710 -- Pool Supplies	1,300	1,300	0	0	0	0	0	0	0	0	1,300	1,300	5,200
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	5,900	5,900	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	5,900	5,900	60,400
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	0	5,050	0	0	0	0	0	5,050	0	10,100
970 - 7010 -- Engineering Services	0	0	500	0	0	0	0	0	0	0	500	0	1,000
970 - 7015 -- Management Reimbursements	54	53	54	54	53	54	54	53	54	54	53	54	640
970 - 7025 -- Legal Services - Collections	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	14,300
970 - 7030 -- Legal Services - General Counsel	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
970 - 7035 -- Other Collection Cost	442	442	442	442	442	442	442	442	442	442	442	442	5,300
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	10,111	10,112	10,611	10,111	15,162	10,111	10,111	10,112	10,111	10,111	15,662	10,111	132,436
Taxes													
970 - 9000 -- Federal Income Tax	0	0	0	2,100	0	0	0	0	2,100	0	0	0	4,200
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	3,300	150	0	0	0	2,100	0	0	0	5,550
Reserve Contributions													
970 - 9108 -- Reserve Contributions - Kamehameha TH	188	188	188	188	188	188	188	188	188	188	188	188	2,250
970 - 9109 -- Reserve Contributions - Turtle Point	342	342	342	342	342	342	342	342	342	342	342	342	4,100
970 - 9800 -- R & R Contributions - Common Area	31,989	31,990	31,989	31,989	31,990	31,989	31,989	31,990	31,989	31,989	31,990	31,989	383,870
970 - 9806 -- Reserve Interest Contribution	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	45,300
Total Reserve Contributions	36,293	36,294	36,293	36,293	36,294	36,293	36,293	36,294	36,293	36,293	36,294	36,293	435,520
Total Expense	132,616	137,208	132,806	153,028	139,270	141,042	138,316	138,732	141,406	134,064	138,170	133,916	1,660,570
Net Income / (Loss):	5,807	1,215	5,617	(14,606)	(847)	(3,119)	107	(310)	(2,983)	4,359	253	4,507	0