

Spread Report
Lake Manassas ROA
FY 2023 Budget - Final

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	136,606	136,606	136,606	136,606	136,606	136,606	136,606	136,606	136,606	136,606	136,606	136,606	1,639,266
970 - 4003 -- Kamehameha TH Assessments	820	820	820	820	820	820	820	820	820	820	820	820	9,840
970 - 4004 -- Turtle Point TH Assessments	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200
970 - 4080 -- Pipe Stem Assessment	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	15,048
Total Assessment Income	140,780	140,780	140,780	140,780	140,780	140,780	140,780	140,780	140,780	140,780	140,780	140,780	1,689,354
Other Income													
970 - 4205 -- Application Fees	364	363	364	364	363	0	364	363	364	364	363	364	4,000
970 - 4220 -- Gate & Access Fees	225	225	225	225	225	225	225	225	225	225	225	225	2,700
970 - 4710 -- Late Fees & Interest	584	583	584	584	583	584	584	583	584	584	583	584	7,000
970 - 4720 -- Legal Reimbursements	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	12,980
970 - 4805 -- Violation Charges	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 4815 -- Use of Prior Year Income/Deficit	6,084	6,083	6,084	6,084	6,083	6,084	6,084	6,083	6,084	6,084	6,083	6,084	73,000
970 - 4825 -- Recovery of Bad Debt	667	667	667	667	667	667	667	667	667	667	667	667	8,000
970 - 4835 -- Miscellaneous Income	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	27,762
970 - 4910 -- Interest Earned - Reserve Accounts	609	608	609	609	608	609	609	608	609	609	608	609	7,300
Total Other Income	12,343	12,342	12,343	12,343	12,342	11,979	12,343	12,342	12,343	12,343	12,342	12,343	147,742
Total Income	153,122	153,121	153,122	153,122	153,121	152,758	153,122	153,121	153,122	153,122	153,121	153,122	1,837,096
Administrative													
970 - 5010 -- Bad Debt	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 - 5015 -- Bank Charges	4	5	4	4	5	4	4	5	4	4	5	4	50
970 - 5020 -- Board Expenses/Minutes	0	714	715	714	0	714	0	714	715	0	0	714	5,000
970 - 5030 -- Account Setup/Maintenance	3,200	350	350	350	350	500	350	350	350	350	350	350	7,200
970 - 5035 -- Architectural	42	42	42	42	42	42	42	42	42	42	42	42	500
970 - 5040 -- Computer Other-C3	209	208	209	209	208	209	209	208	209	209	208	209	2,500
970 - 5065 -- Committee Expenses	83	84	83	83	84	83	83	84	83	83	84	83	1,000
970 - 5085 -- Office Equipment Lease	834	833	834	834	833	834	834	833	834	834	833	834	10,000
970 - 5090 -- Office Supplies	584	583	584	584	583	584	584	583	584	584	583	584	7,000
970 - 5095 -- Transponders	0	0	0	0	0	750	0	0	0	0	0	750	1,500
970 - 5100 -- Storage Rental	100	100	100	100	100	100	100	100	100	100	100	100	1,200
970 - 5115 -- Web Site Maintenance	184	183	184	184	183	184	184	183	184	184	183	184	2,200
970 - 5195 -- Miscellaneous Expenses	0	800	100	0	0	100	0	0	100	0	0	100	1,200
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

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Administrative													
970 - 5225 -- Newsletter Services	0	0	625	0	0	625	0	0	625	0	0	625	2,500
970 - 6300 -- Permits & Licenses	21	21	21	21	21	21	21	21	21	21	21	21	250
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	22,084	22,083	22,084	22,084	22,083	22,084	22,084	22,083	22,084	22,084	22,083	22,084	265,000
Total Administrative	30,526	29,188	29,116	28,390	27,674	30,015	27,676	28,388	29,116	27,676	27,674	29,865	345,300
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	13,529	13,530	13,529	13,529	13,530	13,529	13,529	13,530	13,529	13,529	13,530	13,529	162,350
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	15,456	15,456	15,456	15,456	15,456	15,456	15,456	15,456	15,456	15,456	15,456	15,456	185,472
970 - 5316 -- Off Duty Police Patrol	642	642	642	642	642	642	642	642	642	642	642	642	7,700
Total Payroll & Benefits	29,843	29,845	29,843	29,843	29,845	29,843	29,843	29,845	29,843	29,843	29,845	29,843	358,122
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	833	834	833	833	834	833	833	834	833	833	834	833	10,000
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	3,166	3,168	3,166	3,166	3,168	3,166	3,166	3,168	3,166	3,166	3,168	3,166	38,000
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	8,466	8,466	8,466	8,465	8,466	8,466	8,466	8,466	8,466	8,465	8,466	8,466	101,585
970 - 6110 -- Landscape Repair & Maintenance	834	833	834	834	833	834	834	833	834	834	833	834	10,000
970 - 6115 -- Kamehameha Landscape Contract	640	640	640	640	640	640	640	640	640	640	640	640	7,680
970 - 6120 -- Turtle Point TH Landscape Contract	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	18,480
970 - 6150 -- Seasonal Color/Plantings	2,483	2,483	2,483	2,483	2,483	2,483	2,483	2,483	2,483	2,483	2,483	2,483	29,790
970 - 6299 -- Irrigation System Contract	0	3,334	0	0	3,333	0	0	0	0	3,334	0	0	10,000
Total Landscaping	13,962	17,295	13,962	13,961	17,294	13,962	13,962	13,961	13,962	17,295	13,961	13,962	177,535
Contracted Services													
970 - 6035 -- Trash and Recycling Service	11,417	11,417	11,417	11,417	11,417	11,417	11,417	11,417	11,417	11,417	11,417	11,417	137,000
970 - 6434 -- Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 6442 -- Snow Removal Services	0	0	0	0	0	6,855	6,855	6,855	6,855	0	0	0	27,420

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Contracted Services													
970 - 6444 -- Pipe Stem Snow Removal	0	0	0	0	0	645	645	645	645	0	0	0	2,580
Total Contracted Services	11,667	11,667	11,667	11,667	11,667	19,167	19,167	19,167	19,167	11,667	11,667	11,667	170,000
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
970 - 9100 -- Contingency Operating	2,477	2,476	2,477	2,476	2,477	2,476	2,477	2,476	2,477	2,476	2,477	2,476	29,715
Total Repair & Maintenance	6,456	6,456	6,456	6,455	6,456	6,455	6,456	6,456	6,456	6,455	6,456	6,455	77,465
Pool/Community Center Expenses													
970 - 6438 -- Pool Management	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
970 - 6710 -- Pool Supplies	1,250	1,250	0	0	0	0	0	0	0	0	1,250	1,250	5,000
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	7,084	7,083	5,834	5,834	5,833	5,834	5,834	5,833	5,834	5,834	7,083	7,084	75,000
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	0	5,000	0	0	0	0	0	5,000	0	10,000
970 - 7010 -- Engineering Services	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 7015 -- Management Reimbursements	59	58	59	59	58	59	59	58	59	59	58	59	700
970 - 7025 -- Legal Services - Collections	1,584	1,583	1,584	1,584	1,583	1,584	1,584	1,583	1,584	1,584	1,583	1,584	19,000
970 - 7030 -- Legal Services - General Counsel	4,107	4,106	4,107	4,106	4,107	4,106	4,107	4,106	4,107	4,106	4,107	4,106	49,275
970 - 7035 -- Other Collection Cost	352	352	352	352	352	352	352	352	352	352	352	352	4,224
970 - 7040 -- Management Fees	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	62,940
Total Professional Services	11,429	11,427	11,429	11,429	16,428	11,429	11,429	11,427	11,429	11,429	16,428	11,429	147,139
Taxes													
970 - 9000 -- Federal Income Tax	0	0	0	2,000	0	0	0	0	2,000	0	0	0	4,000
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	95	0	0	0	0	0	0	0	95
Total Taxes	0	0	0	3,200	95	0	0	0	2,000	0	0	0	5,295
Reserve Contributions													
970 - 9108 -- Reserve Contributions - Kamehameha TH	200	200	200	200	200	200	200	200	200	200	200	200	2,400
970 - 9109 -- Reserve Contributions - Turtle Point	560	560	560	560	560	560	560	560	560	560	560	560	6,720
970 - 9110 -- Reserve Contributions Pipe Stems	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	12,670
970 - 9800 -- R & R Contributions - Common Area	30,819	30,818	30,819	30,819	30,818	30,819	30,819	30,818	30,819	30,819	30,818	30,819	369,820

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Reserve Contributions													
970 - 9806 -- Reserve Interest Contribution	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	37,630
Total Reserve Contributions	35,771	35,769	35,771	35,771	35,769	35,771	35,771	35,769	35,771	35,771	35,769	35,771	429,240
Total Expense	151,068	153,064	148,408	150,880	155,395	156,806	154,468	155,180	157,908	150,300	153,217	150,406	1,837,096
Net Income / (Loss):	2,055	58	4,715	2,242	(2,274)	(4,048)	(1,346)	(2,059)	(4,786)	2,823	(96)	2,717	0