

Spread Report
Lake Manassas ROA
FY 2024 Budget - Final

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Assessment Income													
970 - 4001 -- Residential Assessments	143,220	143,220	143,220	143,220	143,220	143,220	143,220	143,220	143,220	143,220	143,220	143,220	1,718,640
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
970 - 4125 -- Developer Assessments	220	220	220	220	220	220	220	220	220	220	220	220	2,640
Total Assessment Income	147,614	147,614	147,614	147,614	147,614	147,614	147,614	147,614	147,614	147,614	147,614	147,614	1,771,368
Other Income													
970 - 4205 -- Application Fees	927	928	927	927	927	0	928	927	927	927	928	927	10,200
970 - 4220 -- Gate & Access Fees	417	416	417	417	416	417	417	416	417	417	416	417	5,000
970 - 4710 -- Late Fees & Interest	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 4720 -- Legal Reimbursements	759	758	759	759	758	759	759	758	759	759	758	759	9,100
970 - 4805 -- Violation Charges	359	358	359	359	358	359	359	358	359	359	358	359	4,300
970 - 4815 -- Use of Prior Year Income/Deficit	9,388	9,387	9,388	9,388	9,387	9,388	9,388	9,387	9,388	9,388	9,387	9,388	112,648
970 - 4825 -- Recovery of Bad Debt	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 4835 -- Miscellaneous Income	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 - 4910 -- Interest Earned - Reserve Accounts	2,006	2,005	2,006	2,006	2,005	2,006	2,006	2,005	2,006	2,006	2,005	2,006	24,064
Total Other Income	15,521	15,519	15,521	15,521	15,518	14,594	15,522	15,518	15,521	15,521	15,519	15,521	185,312
Total Income	163,135	163,133	163,135	163,135	163,132	162,208	163,136	163,132	163,135	163,135	163,133	163,135	1,956,680
Administrative													
970 - 5010 -- Bad Debt	417	417	417	417	417	417	417	417	417	417	417	417	5,000
970 - 5015 -- Bank Charges	4	5	4	4	5	4	4	5	4	4	5	4	50
970 - 5020 -- Board Expenses/Minutes	0	470	469	470	0	470	0	470	469	0	0	470	3,288
970 - 5030 -- Account Setup/Maintenance	387	387	387	387	387	387	387	387	387	387	387	387	4,640
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	58	59	58	58	59	58	58	59	58	58	59	58	700
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	1,250	0	0	0	0	0	1,250	2,500
970 - 5100 -- Storage Rental	100	100	100	100	100	100	100	100	100	100	100	100	1,200
970 - 5115 -- Web Site Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
970 - 5195 -- Miscellaneous Expenses	0	0	375	0	0	375	0	0	375	0	0	375	1,500
970 - 5210 -- Printing & Copying	542	542	542	542	542	542	542	542	542	542	542	542	6,500

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Administrative													
970 - 5215 -- Postage	584	583	584	584	583	584	584	583	584	584	583	584	7,000
970 - 5225 -- Newsletter Services	0	0	675	0	0	675	0	0	675	0	0	675	2,700
970 - 6300 -- Permits & Licenses	25	25	25	25	25	25	25	25	25	25	25	25	300
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	24,672	24,672	24,672	24,672	24,672	24,672	24,672	24,672	24,672	24,672	24,672	24,672	296,064
Total Administrative	29,879	30,350	31,398	30,349	29,880	32,649	29,879	30,350	31,398	29,879	29,880	32,649	368,542
Payroll & Benefits													
970 - 5300 -- Management Payroll Reimbursement	14,086	14,086	14,086	14,086	14,086	14,086	14,086	14,086	14,086	14,086	14,086	14,086	169,031
970 - 5308 -- PT Covenants Inspector	125	125	125	125	125	125	125	125	125	125	125	125	1,500
970 - 5312 -- Security Contract- Western Gatehouse	20,834	20,833	20,834	20,834	20,833	20,834	20,834	20,833	20,834	20,834	20,833	20,834	250,000
970 - 5316 -- Off Duty Police Patrol	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
Total Payroll & Benefits	36,045	36,044	36,045	36,044	36,044	36,045	36,045	36,044	36,045	36,044	36,044	36,045	432,531
Insurance													
970 - 5445 -- General Liability Insurance Premiums	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	15,535
Total Insurance	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	15,535
Utilities													
970 - 6000 -- Electric Service	1,083	1,084	1,083	1,083	1,084	1,083	1,083	1,084	1,083	1,083	1,084	1,083	13,000
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	3,249	3,252	3,249	3,249	3,252	3,249	3,249	3,252	3,249	3,249	3,252	3,249	39,000
Landscaping													
970 - 6100 -- Grounds & Landscaping - Contract	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	96,873
970 - 6110 -- Landscape Repair & Maintenance	8,000	0	0	0	0	0	0	0	0	0	0	0	8,000
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	1,697	1,697	1,697	1,697	1,697	1,697	1,697	1,697	1,697	1,697	1,697	1,697	20,361
970 - 6150 -- Seasonal Color/Plantings	0	0	0	7,388	0	0	0	0	0	38,574	0	0	45,962
970 - 6299 -- Irrigation System Contract	0	3,980	0	0	3,980	0	0	0	0	3,980	0	0	11,940
Total Landscaping	18,410	14,389	10,410	17,797	14,390	10,409	10,410	10,409	10,410	52,963	10,410	10,409	190,816
Contracted Services													
970 - 6035 -- Trash and Recycling Service	12,380	12,380	12,380	12,380	12,380	12,380	12,380	12,380	12,380	12,380	12,380	12,380	148,558
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	12,630	12,630	12,630	12,630	12,630	20,130	20,130	20,130	20,130	12,630	12,630	12,630	181,558
Repair & Maintenance													
970 - 6530 -- General Maintenance	2,677	2,676	2,677	2,677	2,676	2,677	2,677	2,676	2,677	2,677	2,676	2,677	32,116
970 - 9100 -- Contingency Operating	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 9814 -- Special Projects	917	917	917	917	917	917	917	917	917	917	917	917	11,000
Total Repair & Maintenance	3,677	3,676	3,677	3,677	3,676	3,677	3,677	3,676	3,677	3,677	3,676	3,677	44,116
Pool/Community Center Expenses													
970 - 6438 -- Pool Management	12,200	9,100	0	0	0	0	0	0	6,100	12,200	12,200	12,200	64,000
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	917	917	917	917	917	917	917	917	917	917	917	917	11,000
Total Pool/Community Center Expenses	14,367	11,267	917	917	917	917	917	917	7,017	13,117	14,367	14,367	80,000
Professional Services													
970 - 7000 -- Audit & Tax Services	0	0	0	7,000	0	0	0	0	0	5,000	0	0	12,000
970 - 7010 -- Engineering Services	84	83	84	84	83	84	84	83	84	84	83	84	1,000
970 - 7015 -- Management Reimbursements	46	46	46	46	46	46	46	46	46	46	46	46	550
970 - 7025 -- Legal Services - Collections	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	23,000
970 - 7030 -- Legal Services - General Counsel	3,834	3,833	3,834	3,834	3,833	3,834	3,834	3,833	3,834	3,834	3,833	3,834	46,000
970 - 7035 -- Other Collection Cost	584	583	584	584	583	584	584	583	584	584	583	584	7,000
970 - 7040 -- Management Fees	5,350	5,350	5,350	5,350	5,350	5,350	5,350	5,350	5,350	5,350	5,350	5,350	64,200
Total Professional Services	11,813	11,812	11,813	18,813	11,812	11,813	11,813	11,812	11,813	16,813	11,812	11,813	153,750
Taxes													
970 - 9015 -- Property/Real Estate Tax	0	0	0	0	200	0	0	0	0	0	0	0	200
Total Taxes	0	0	0	0	200	0	0	0	0	0	0	0	200
Reserve Contributions													
970 - 9108 -- Reserve Contributions - Kamehameha TH	185	185	185	185	185	185	185	185	185	185	185	185	2,220
970 - 9109 -- Reserve Contributions - Turtle Point	361	361	361	361	361	361	361	361	361	361	361	361	4,330
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	12,672
970 - 9800 -- R & R Contributions - Common Area	32,696	32,696	32,696	32,696	32,696	32,696	32,696	32,696	32,696	32,696	32,696	32,696	392,350

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Reserve Contributions													
970 - 9806 -- Reserve Interest Contribution	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	3,255	39,060
Total Reserve Contributions	37,553	37,552	37,553	37,553	37,552	37,553	37,553	37,552	37,553	37,553	37,552	37,553	450,632
Total Expense	168,916	162,266	148,986	162,323	151,647	157,735	154,966	155,436	162,586	207,219	160,917	163,685	1,956,680
Net Income / (Loss):	(5,782)	867	14,149	812	11,485	4,472	8,169	7,696	549	(44,084)	2,216	(551)	0