

The attached Financial Statements and the supplemental financial reports reflect the cumulative results from operations for January 1, 2013 through August 31, 2013.

Operating Revenues & Expenses

At the halfway point of the year the financial position as compared to the budget is very strong.

- Revenues are \$45,226 under budget and expenses are \$31,622 under budget.
- The Association has an 8 month profit that is \$13,603 less than planned for the period. This small variance will change during the coming months as we continue to overspend the budget in some of our budget line item; i.e. Legal Expenses
- In comparing our average prior year spending for September through December, which is slightly over \$1.1 million per month, the Association should have approximately \$1,600,000 remaining in the Operating Fund at the end of the fiscal year. This figure excludes any December prepayments of the 2014 Annual Assessment which are anticipated to be approximately \$1.5 million.

Capital Expenditures

Capital expenditures continue to lag behind the budget but this will change by year end. A majority of the under spending is a result of turn over in the Capital Projects Manager position. Although we may carry forward some of the 2013 funding for capital projects, it is anticipated that many of the planned projects will be underway or completed in early fall. Staff will be presenting a Capital Projects Status Report during the September 26, 2013 Board Meeting.

Investments

RA's return on investments has fallen short of plan for the eight month period this report covers. It is anticipated that this shortfall will not be recovered before the end of the calendar year.

In June the value our ultra-short term bond fund decreased in value as a result of the Federal Reserve Bank speculation regarding the reduction of the economic stimulus in the near future. As a result, the Association ended up with approximately \$39,000 in recognized capital losses. We currently have approximately \$11.5 million in our investments with \$5.5 million in the Repair, Replacement & Reserve Fund (RRRF) and the remaining \$6.0 million in the Operating Fund.

Year-End Projections

As of August 31, 2013, staff's year end projections indicate that Revenues will be below budget by \$28,000 primarily due to the short fall of investment income of \$115,000 and the increase in the tax relief credit. Further, as of this report it is anticipated that the Association will over spend the budgeted expenses by \$140,000 primarily due to unplanned contributions of \$50,000 for South Lakes High School synthetic turf, \$20,000 for the Reston Story 50th anniversary film, the hiring of a CEO search firm, the costs associated with retaining a Land Use Consultant, and the final payments for the Community-wide survey conducted in 2012.

**RESTON ASSOCIATION
FINANCIAL DATA SUMMARY
FOR THE PERIOD ENDING August 31, 2013
MODIFIED CASH BASIS
UNAUDITED**

Operations Data:

	2013				2012				2013			
	YTD August	Budget	F/(U)	%	YTD August	F/(U)	%	Forecast	Budget	F/(U)	%	
Revenue												
Assessments	\$ 12,014,534	\$ 12,049,826	\$ (35,292)	-0.3%	\$ 11,557,475	\$ 457,059	4.0%	\$ 12,014,826	\$ 12,049,826	\$ (35,000)	-0.3%	
Open Space	628,802	609,534	19,268	3.2%	595,485	33,317	5.6%	699,200	664,198	35,002	5.3%	
Community Pools	769,710	809,235	(39,525)	-4.9%	822,933	(53,223)	-6.5%	823,512	835,234	(11,722)	-1.4%	
Late Fees, Collection Fees, etc.	585,498	564,313	21,184	3.8%	506,022	79,476	15.7%	782,857	757,975	24,882	3.3%	
Interest Income	23,715	95,858	(72,143)	-75.3%	49,632	(25,917)	-52.2%	42,000	126,178	(84,178)	-66.7%	
Capital Gains	(39,560)	-	(39,560)	0.0%	-	(39,560)	0.0%	(29,678)	-	(29,678)	0.0%	
All Other	477,403	376,562	100,841	26.8%	409,071	68,331	16.7%	590,113	517,735	72,378	14.0%	
	<u>14,460,102</u>	<u>14,505,328</u>	<u>(45,226)</u>	<u>-0.3%</u>	<u>13,940,619</u>	<u>519,483</u>	<u>3.7%</u>	<u>14,922,829</u>	<u>14,951,146</u>	<u>(28,317)</u>	<u>-0.2%</u>	
Expenses												
Covenant Administration	\$ 651,853	\$ 721,953	\$ 70,100	9.7%	\$ 663,555	11,702	1.8%	\$ 1,066,418	\$ 1,070,189	3,771	0.4%	
Open Space	2,636,674	2,785,842	149,168	5.4%	2,712,936	76,262	2.8%	4,053,297	4,098,830	45,533	1.1%	
Community Pools	1,355,683	1,384,361	28,678	2.1%	1,333,738	(21,945)	-1.6%	1,629,880	1,658,902	29,022	1.7%	
Finance	639,642	664,203	24,561	3.7%	616,433	(23,209)	-3.8%	1,094,263	1,095,790	1,527	0.1%	
Management Services	1,429,114	1,294,035	(135,078)	-10.4%	1,293,952	(135,162)	-10.4%	2,029,280	1,989,209	(40,071)	-2.0%	
Legal	356,479	262,987	(93,493)	-35.6%	341,408	(15,071)	-4.4%	615,541	452,809	(162,732)	-35.9%	
Corporate & Board	244,433	169,263	(75,170)	-44.4%	153,810	(90,623)	-58.9%	274,222	193,441	(80,781)	-41.8%	
HQ Rent	567,132	574,841	7,709	1.3%	551,954	(15,179)	0.0%	871,098	871,098	-	0.0%	
All Other	1,103,225	1,158,372	55,147	4.8%	1,100,364	(2,861)	-0.3%	1,699,817	1,763,127	63,310	3.6%	
Total Expenses	<u>8,984,234</u>	<u>9,015,857</u>	<u>31,622</u>	<u>0.4%</u>	<u>8,768,149</u>	<u>(216,085)</u>	<u>-2.5%</u>	<u>13,333,817</u>	<u>13,193,395</u>	<u>(140,421)</u>	<u>-1.1%</u>	
Excess (Deficit) Revenues over Expenses	<u>\$ 5,475,868</u>	<u>\$ 5,489,472</u>	<u>\$ (13,603)</u>	<u>-0.2%</u>	<u>\$ 5,172,470</u>	<u>\$ 303,399</u>	<u>5.9%</u>	<u>\$ 1,589,013</u>	<u>\$ 1,757,751</u>	<u>\$ (168,738)</u>	<u>-9.6%</u>	

Other Key Performance Indicators

Capital Expenditures	\$ 363,270	\$ 913,850	\$ 550,580	60.2%	\$ 367,355	\$ 1,842,534	501.6%	\$ 1,629,563	\$ 1,623,250	\$ (6,313)	-0.4%
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Balance Sheet Data

	August 2013		August 2012	
	Operations	R&R	Total	Total
Cash and Investments				
Cash	\$ 128,154	\$ -	\$ 128,154	\$ 32,350
Money Market	6,068,733	5,495,709	11,564,442	2,371,063
Ultra Short Term Bond Fund (SIGVX)	-	-	-	8,500,000
Realized Capital Gains/(Losses)	(22,204)	(17,356)	(39,560)	5,906
Unrealized Capital Gains/(Losses)	-	-	-	53,689
	<u>\$ 6,174,683</u>	<u>\$ 5,478,353</u>	<u>\$ 11,653,035</u>	<u>\$ 10,963,008</u>

Other Assets	Accounts Receivable, net	\$ 951,803	\$ 951,643
Liabilities	Accounts Payable	74,781	119,374
	Accrued Salaries and Taxes	633,564	623,682
	Payroll Withholdings	98,050	89,095
	Deferred Obligations	2,859,427	2,914,781

Staffing

Regular Full Time	78	76
Regular Part Time	2	4
Seasonal	312	304
	<u>392</u>	<u>384</u>

Assessment Revenue and Accounts Receivable are being carried on a modified accrual basis.
Collection Fees and Legal Fees are being recognized when legal counsel settles each account and a year end accrual
The above information is derived from the organizations monthly financial statements

RESTON ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES
FOR THE MONTH ENDING August 31, 2013
MODIFIED CASH BASIS

UNAUDITED

	Y-T-D Operating Fund	Y-T-D R&R Fund	Y-T-D Total	2013 Y-T-D Budget	Over (Under) Budget	Percent Change	2012 Y-T-D Actual	'13 Over (Under) '12 Actual	Percent Change	2013 Annual Budget
REVENUES										
Assessments	\$ 9,998,197	\$ 2,016,338	\$ 12,014,534	\$ 12,049,826	(35,292)	-0.3%	\$ 11,557,475	457,059	4.0%	\$ 12,049,826
Open Space	628,802		628,802	\$ 609,534	19,268	3.2%	595,485	33,317	5.6%	664,198
Community Pools	769,710		769,710	\$ 809,235	(39,525)	-4.9%	822,933	(53,223)	-6.5%	835,234
Tennis	222,345		222,345	\$ 200,674	21,671	10.8%	171,535	50,810	29.6%	246,900
Community Buildings	48,057		48,057	\$ 24,455	23,602	96.5%	51,454	(3,398)	-6.6%	67,235
Member Srv, Events, Senior Pgms, P&R Admin	30,130		30,130	\$ 23,779	6,351	26.7%	28,680	1,450	5.1%	32,600
Late Fees, Collection Fees, Finance Charges, & Misc.	585,498		585,498	\$ 564,313	21,184	3.8%	506,022	79,476	15.7%	757,975
Covenants Administration	176,071		176,071	\$ 127,653	48,418	37.9%	156,902	19,169	12.2%	171,000
Interest Income	23,715		23,715	\$ 95,858	(72,143)	-75.3%	49,632	(25,917)	-52.2%	126,178
Gain/Loss on Sale of Equipment	800		800	\$ -	800	0.0%	500	300	60.0%	-
Capital Gains	(39,560)		(39,560)	\$ -	(39,560)	0.0%	-	(39,560)	0.0%	-
Total Revenues	\$ 12,443,765	\$ 2,016,338	\$ 14,460,102	\$ 14,505,328	(45,226)	-0.3%	\$ 13,940,619	\$ 519,483	3.7%	\$ 14,951,146
EXPENSES										
Covenants Administration	\$ 651,853	\$ -	\$ 651,853	\$ 721,953	(70,100)	-9.7%	\$ 663,555	(11,702)	-1.8%	\$ 1,070,189
Open Space	2,636,674		2,636,674	2,785,842	(149,168)	-5.4%	2,712,936	(76,262)	-2.8%	4,098,831
Community Buildings	72,008		72,008	84,055	(12,047)	-14.3%	71,206	802	1.1%	124,712
Community Pools	1,355,683		1,355,683	1,384,361	(28,678)	-2.1%	1,333,738	21,945	1.6%	1,658,902
Tennis	312,522		312,522	300,313	12,209	4.1%	278,314	34,208	12.3%	415,572
Events & Senior Programs	96,216		96,216	107,375	(11,159)	-10.4%	107,504	(11,289)	-10.5%	161,815
P&R and Capital Administration	211,300		211,300	241,555	(30,255)	-12.5%	234,877	(23,577)	-10.0%	371,677
Communications	400,676		400,676	425,074	(24,398)	-5.7%	406,882	(6,206)	-1.5%	689,351
Corporate & Board	244,433		244,433	169,263	75,170	44.4%	153,810	90,623	58.9%	193,441
HQ Rent	567,132		567,132	574,841	(7,709)	-1.3%	551,954	15,179	2.7%	871,098
Finance	639,642		639,642	664,203	(24,561)	-3.7%	616,433	23,209	3.8%	1,095,790
Legal	356,479		356,479	262,987	93,493	35.6%	341,408	15,071	4.4%	452,809
Management Services	1,429,114		1,429,114	1,294,035	135,078	10.4%	1,293,952	135,162	10.4%	1,989,209
(Gain) Loss on Sale of Assets	10,504		10,504	-	10,504	0.0%	1,581	8,923	0.0%	-
Total Expenses	\$ 8,984,234	\$ -	\$ 8,984,234	\$ 9,015,857	(31,622)	-0.4%	\$ 8,768,149	\$ 216,085	2.5%	13,193,395
Excess (Deficit) of Revenues Over Expenses *	\$ 3,459,530	\$ 2,016,338	\$ 5,475,868	\$ 5,489,472	(13,603)	-0.2%	\$ 5,172,470	\$ 303,399	5.9%	\$ 1,757,751

Assessment Revenue and Accounts Receivable are being carried on a modified accrual basis.
Collection Fees and Legal Fees are being recognized when legal counsel settles each account.

RESTON ASSOCIATION
Balance Sheet
Modified Accrual Basis
For the Months Ending August 31st
UNAUDITED

	<u>2013</u>	<u>2012</u>
Assets		
Current Assets		
Cash	\$ 128,154	\$ 32,350
Investments Operations	6,046,529	6,952,613
Investment R&R	5,478,353	3,978,045
Short-Term Investments	405,443	326,013
Accounts Receivable	1,023,338	999,484
Allowance for Bad Debts	(71,535)	(42,842)
Prepaid Expenses	151,884	206,164
Total Current Assets	<u>13,162,164</u>	<u>12,451,827</u>
Fixed Assets		
Property & Equipment	38,724,127	36,364,585
Improvement in Progress	343,784	1,589,897
Accumulated Depreciation	(19,922,499)	(18,684,299)
Total Fixed Assets	<u>19,145,412</u>	<u>19,270,183</u>
Total Assets	<u>\$ 32,307,576</u>	<u>\$ 31,722,010</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ 74,781	\$ 119,374
Accrued Salaries & Taxes	633,564	623,682
Payroll Withholdings	98,050	89,095
Current Portion of Capital Leases	4,313	3,723
Total Current Liabilities	<u>810,707</u>	<u>835,874</u>
Long-Term Liabilities		
Deferred Obligations	2,835,752	2,878,779
Long-term Portion of Capital Leases	23,675	36,002
Total Long-term Liabilities	<u>2,859,427</u>	<u>2,914,781</u>
Total Liabilities	<u>3,670,134</u>	<u>3,750,656</u>
Equity		
Equity--Fund Balance	1,965,798	2,206,397
Equity--Land & Improvements	8,901,671	8,690,974
Equity--Facilities	9,330,032	8,888,603
Net Income Year-To-Date	4,420,522	4,219,340
Total Operating Fund	<u>24,618,023</u>	<u>24,005,314</u>
Repair & Replacement Fund	4,019,419	3,966,040
Total Liabilities & Equity	<u>\$ 32,307,576</u>	<u>\$ 31,722,010</u>

Assessment Revenue and Accounts Receivable are being carried on a modified accrual basis.
Collection Fees and Legal Fees are being recognized when legal counsel settles each account.

Supplemental
Reports
As
Of
August 31, 2013

Reston Association *Budget Variance Analysis* **For the Eight Months Ending August 31, 2013**

Summary Statement: The Association continues to operate from a strong financial position. Although there are several offsetting revenue and expense variances, overall we are projecting to end the year with an unfavorable variance. The information provided below explains the differences between year-to-date budgeted revenues and expenses compared to year-to-date actual revenues recognized and expenses incurred.

REVENUES

As of August 31, 2013, we have an overall deficit of \$42,226 in revenues. This is a result of shortfalls in annual assessment revenue, interest income and collection fees. These variances are explained below.

1000 – Annual Assessment

We are \$35,292 short of our revenue goal in this reporting period. The gap is due to setting the tax relief credit higher than what was included in the budget. *(The tax relief credit was set at \$330 or \$70 per member however; the 2013 budget was developed on a tax relief credit of \$260 for members who are eligible.)* The deficit will continue to grow and by year end, we are projecting the annual assessment revenue gap to be \$35,000.

1000 – Interest Income

Investments are underperforming at this time due to lower than anticipated capital gains and lower than expected interest rates. If this trend continues, we are projecting a shortfall in investment income of about \$84,000 at year end.

1400, 4500 – Member Services and Events & Senior Programs

Combined revenues from these line items surpass the budget by \$6,351. This is due primarily to a timing issue for senior events which have been prepaid by our members.

2200 – Covenants Administration, Design, Use

Revenue from the sale of POAA documents is ahead of budget by \$23,908 due to higher than anticipated home sales in Reston. Also Covenants Department revenues for Judgments and Notice of Violations (NOV) were ahead by \$14,000 due to a more aggressive approach to collecting property violation fees by Reston Association and Legal Counsel.

4100 – Community Buildings

Building rental revenue is ahead of budget by \$23,602. This is a result of unbudgeted revenue of approximately \$3,400 from the Headquarters Conference Center rentals and additional revenue from rentals of the Glade Room and Brown's Chapel. This is a timing difference as some of our community building renters prepay for

long-term use.

4300 – Tennis

The conversion of two full-sized tennis courts into six junior courts has increased revenue from Junior Group Tennis Lessons by \$23,116 which is 34% of the annual budget revenue.

EXPENSES

Operating expenses are running slightly over budget by \$47,519 at this point in time. Funding of three unplanned community projects, legal fees, the CEO search, and management services, account for the majority of overages. Details of the variances are outlined below.

1100 – Communications

This line item is under budget by \$24,398 in the wages category due to the vacancy of the Director position.

1300 – Corporate & Board

This line item is over budget by \$75,170. This is due to the funding of three community projects not included in the 2012-2013 budget.

- \$20,000 contribution to Reston Story
- \$21,900 for the Community-wide Survey
- \$50,000 for artificial turf at South Lakes High School

Note: These amounts are a permanent variance to the 2013 budget.

1600 – Legal

Legal is currently over budget by \$93,493 however; we are projecting the deficit to be \$100,000 by year end.

Note: Additionally we did not budget for the land use attorney which we project the cost for 2013 to be about \$60,000.

1200; 1400; & 1700 – IT & Management Services

Management Services is over budget by \$207,670. Over expenditures occur in the following areas:

- IT is over budget by \$114,295:
 - Software Licensing Renewals -- \$32,294 (a timing difference; budgeted in September)
 - Professional & Technical support to address server problems-- \$68,182
 - Computer Software Maintenance and Computer Hardware -- \$10,990 (a timing difference; budgeted in November)
- Administration & Member Services is over budget by \$24,798. Major variances in this cost center are:
 - Incidental Labor is over budget by \$21,627
 - Wages and overtime is over budget by \$15,525

Note: The remaining accounts in this cost center are under budget by \$12,354.

- Management Services is over budget by \$30,168. Major variances in this cost center are:
 - Professional and Technical Support is over budget by \$28,734. This is due to expenditures associated new CEO search

- Salary and Benefits is over by \$15,205 due to wage increase for the Acting CEO

Note: The remaining accounts in this cost center are under budget by \$13,772.

1800 -- Human Resources

This cost center is under budget by \$14,830. This is due to a timing difference between the occurrences of activities/events as opposed to when monies were planned to be expended. For example, staff's annual picnic just occurred in August and two more events are not scheduled until November and December. As such, those expenditures will not be reflected until later in the year. In addition, tuition reimbursement is under budget because one employee completed a program, while other employees have not yet sought reimbursement; thereby creating excess funds.

1900 – Operations

Operations is under budget by \$27,062. This is primary due to not having to pay property management fees and the larger portion of bank credit card fees being budgeted in the last third of the year.

2200-2300 – Covenants & Administration

Covenants & Administration expenditures are under budget by \$70,100 a result of small favorable variances of \$5,000 or less that total approximately \$40,000. Categories under spent are:

- Printing – under budget by \$10,700
- Wages – under budget by \$14,000 (*under spending of wages and benefits due to vacancies*)
- Staff Training and Development – under budget by \$5,000
- Office Supplies – under budget by \$6,275

4100 – Community Buildings

Expenses for community buildings are under budget by \$10,290 as a result of liability insurance and under spending of salaries and benefits due to vacancies.

4600 – Parks & Recreation Administration

This line item is under budget by \$30,255 primarily due to unspent wages due to a position vacancy.

Reston Association
Financial Analysis By Cost Center
Budget vs Actual
As of August 31, 2013

UNAUDITED

	2013	YTD	YTD	2013	2013	Variance F/(U)
OPERATING REVENUES	Actuals	2013	F/(U)	Annual	Year End	Budget vs
		Budget	Variance	Budget	Projection	Projection
1000 Assessments	\$ 12,014,535	\$ 12,049,826	\$ (35,291)	\$ 12,049,826	\$ 12,014,826	\$ (35,000)
1100 Communications (advertising)	14,931	6,906	8,025	32,000	29,862	(2,138)
1400 Administration & Member Services	4,448	4,848	(401)	6,100	4,968	(1,132)
1500 Finance, late fees, collection fees, finance chrgs	570,567	557,407	13,160	725,975	752,995	27,020
1900 Operations	4,605	-	4,605	-	6,605	6,605
2200 Covenants Administration, design, use	35,139	16,614	18,525	26,000	50,139	24,139
2300 POAA	140,932	111,039	29,892	145,000	176,532	31,532
3100 Walker Nature Ed Ctr/Environmental Education	51,606	43,404	8,202	58,636	66,946	8,310
3200 Central Service Facility	81	8,000	(7,919)	8,000	81	(7,919)
3250 RV/Boat Storage Yard	96,479	93,361	3,119	94,809	106,914	12,105
3399 Camp Summary	392,626	365,945	26,680	366,993	394,853	27,860
3400 Garden Plots	21,188	21,862	(674)	22,459	23,313	854
3500 Lakes, Ponds, Streams	24,692	24,029	663	33,900	25,594	(8,306)
3600 Natural Areas	500	67	433	100	500	400
3800 Recreation Areas & Grounds Maintenance	41,631	52,867	(11,236)	79,300	80,999	1,699
4100 Community Buildings	43,452	24,455	18,997	67,235	56,958	(10,277)
4200 Aquatics	769,710	809,235	(39,525)	835,234	823,512	(11,722)
4300 Tennis	222,345	200,674	21,671	246,900	259,858	12,958
4500 Events & Senior Programs	25,683	18,931	6,752	26,500	34,253	7,753
1000 Gain/(Loss) on sale of Equipment	800	-	800	-	800	800
1000 Interest income & Capital Gains	(15,845)	95,858	(111,703)	126,178	12,322	(113,856)
Total Revenues	14,460,103	14,505,328	(45,225)	14,951,146	14,922,829	\$ (28,317)

	2013	YTD	YTD	2013	2013	Variance F/(U)
OPERATING EXPENSES	Actuals	2013	F/(U)	Annual	Year End	Budget vs
		Budget	Variance	Budget	Projection	Projection
1100 Communications	\$ 400,676	\$ 425,074	\$ 24,398	\$ 689,351	\$ 676,108	\$ 13,243
1200 Computer Support	462,488	348,192	(114,296)	653,262	653,540	(278)
1300 Corporate & Board	244,433	169,263	(75,170)	193,441	274,222	(80,781)
1400 Admin & Member services	243,260	218,462	(24,798)	309,927	343,504	(33,577)
1500 Finance	639,642	664,203	24,561	1,095,790	1,094,263	1,526
1600 Legal	356,479	262,987	(93,493)	452,809	615,541	(162,733)
1700 Management Services	310,208	280,039	(30,169)	420,735	461,683	(40,948)
1800 Human Resources	196,637	211,467	14,831	300,485	294,029	6,457
1900 Operations	783,653	810,716	27,063	1,175,898	1,147,623	28,275
2200 Covenants & Administration	617,193	673,840	56,647	1,004,505	1,003,448	1,057
2300 POAA Administration	34,660	48,112	13,453	65,684	62,969	2,714
3100 Walker Nature Education Center	227,380	244,140	16,760	360,081	358,037	2,044
3200 Central Service Facility	367,439	382,701	15,261	587,495	582,219	5,276
3250 RV/Boat Storage Yard	7,952	8,192	241	12,917	12,568	349
3399 Camp Summary	387,043	425,268	38,226	475,009	440,299	34,710
3400 Garden Plots	1,549	8,309	6,761	11,875	5,825	6,050
3500 Lakes, Ponds, & Streams	199,108	175,484	(23,625)	261,121	290,381	(29,260)
3600 Natural Areas	341,007	305,388	(35,619)	465,837	533,819	(67,981)
3700 Pathways	466,578	488,737	22,159	743,018	730,501	12,517
3800 Recreational Areas & Grounds Maintenance	638,618	747,622	109,005	1,181,477	1,099,648	81,830
4100 Community Buildings	72,008	84,055	12,047	124,712	110,584	14,128
4200 Aquatics	1,355,683	1,384,361	28,678	1,658,902	1,629,880	29,022
4300 Tennis	312,522	300,313	(12,209)	415,572	433,960	(18,388)
4500 Events & Senior Programs	96,216	107,375	11,159	161,815	136,484	25,330
4600 Park & Recreation Administration	157,560	157,519	(42)	242,678	240,264	2,414
4700 Capital Administration	53,739	84,037	30,297	128,999	93,463	35,536
1000 Gain/Loss on Sale of Assets	10,504	-	(10,504)	-	8,954	(8,954)
Total Operating Expenses	\$ 8,984,234	\$ 9,015,857	\$ 31,622	\$ 13,193,395	\$ 13,333,817	\$ (140,421)
Surplus/(Deficit) from Operations	5,475,868	5,489,472	(13,603)	1,757,751	1,589,013	(168,738)

Reston Association
Statement of RRRF & CAARF Balances
As of August 31, 2013
UNAUDITED

	Repair and Replacement Reserves Fund	Capital Asset Acquisition Reserve Fund
Fund Balance 01-01-13	4,019,419	-
Transfer 2012 Carry Forwards	308,822	
Transfer 2013 Capital Budget Funding	1,623,250	
Board Designated Transfers	-	
Transfers (to)/from CAARF		
Transfers (to)/from Operating Fund	-	
Return on Investment	(1,811)	
Available Funds	5,949,680	-
 <i>Expenditures</i>		
	Jan-13	65,039
	Feb-13	14,047
	Mar-13	89,777
	Apr-13	29,027
	May-13	60,610
	Jun-13	156,299
	Jul-13	30,743
	Aug-13	25,784
	Sep-13	
	Oct-13	
	Nov-13	
	Dec-13	
Total Expenditures	471,327	-
Fund Balance as of 08-31-2013	5,478,353	-
 Break Down of Funds		
2012 Carry Forwards	200,764	
2013 Capital Projected Remaining Funds	1,259,980	
Minimum Balance	2,500,000	
Available for future capital expenditures	1,517,608	-
Fund Balance as of 08-31-2013	5,478,352.50	-

**RESTON ASSOCIATION
INVESTMENT PORTFOLIO
As of August 31, 2013**

UNAUDITED

Investment Description	Maturity Date	Operating Fund	Repair & Replacement Fund	Total
STI Classic Fund Money Market .009% @ \$1 per unit	N/A	\$ 6,068,733	\$ 5,495,709	\$ 11,564,441
US Government Ultra Short Term Bond Fund 0.00% Weekly Yield	N/A	\$ -	\$ -	\$ -
Realized Capital Gains/(Losses) NAV = \$10.11		\$ (22,204)	\$ (17,356)	(39,560)
Unrealized Capital Gains/(Losses) NAV = \$10.11		\$ -	\$ -	-
Total Market Value		\$ 6,046,529	5,478,352	\$ 11,524,881

Investment Description	Operating Fund	Repair & Replacement Fund	Total
Balance as of 01/01/2013	4,089,858	3,983,278	8,073,136
Activity			
January	1,552,143	2,034,317	3,586,460
February	2,292,637	5,462	2,298,099
March	1,111,183	(233,344)	877,839
April	(43,869)	(41,781)	(85,650)
May	(316,290)	(50,962)	(367,252)
June	(595,371)	(161,388)	(756,759)
July	(955,120)	(32,270)	(987,390)
August	(1,088,642)	(24,960)	(1,113,602)
September			-
October			-
November			-
December			-
Balance as of June 30, 2013	6,046,529	5,478,352	11,524,881

NOTE: Allocations between Operating and R&R Funds are estimated until the 2013 audit is complete

**RESTON ASSOCIATION
CAPITAL EXPENDITURES
FOR THE MONTH ENDING August 31, 2013
UNAUDITED**

	YTD Actual	YTD Budget	YTD Variance	Percentage Variance	Approved Budget	Remaining Budget	Year End Projection
<u>2013 Capital Categories</u>							
Pathways	\$ 66,473	\$ 147,550	\$ (81,077)	-55%	\$ 321,550	\$ 255,077	\$ 321,550
Tennis	5,212	-	5,212	100%	-	(5,212)	6,313
Community Buildings and CSF	-	-	-	0%	90,000	90,000	90,000
Lakes, Ponds and Dams	-	280,000	(280,000)	-100%	520,000	520,000	520,000
Recreational and Natural Areas	138,401	311,300	(172,899)	-56%	346,300	207,899	346,300
Aquatics	119,516	126,000	(6,484)	-5%	226,400	106,884	226,400
Administration	33,668	49,000	(15,332)	-31%	119,000	85,332	119,000
<u>Total Capital</u>	\$ 363,270	\$ 913,850	\$ (550,580)	-60.25%	\$ 1,623,250	\$ 1,259,980	\$ 1,629,563
<u>2012 Carry Forwards</u>							
Twin Branches Sidewalk	\$0	\$6,323	(6,323)	-100%	\$ 6,323	\$ 6,323	\$ 6,323
Glade Room Stair Renovation	-	2,000	(2,000)	-100%	2,000	2,000	2,000
Dogwood Pool Renovation (Carry Forward)	73,195	90,773	(17,578)	-19%	90,773	17,578	73,195
Spillway Maintenance	-	20,000	(20,000)	-100%	20,000	20,000	20,000
Lake Anne Capacity Design	-	20,000	(20,000)	-100%	20,000	20,000	20,000
BC 2 Minor Site Plan/Design	3,863	34,607	(30,745)	-89%	34,607	30,745	34,607
Bordeaux Color Coat	-	2,500	(2,500)	-100%	2,500	2,500	2,500
Ivy Oak Color Coat	-	2,300	(2,300)	-100%	2,300	2,300	2,300
North Hills Trellis Repair	-	6,000	(6,000)	-100%	6,000	6,000	6,000
Uplands Spray Park	-	30,000	(30,000)	-100%	30,000	30,000	30,000
Ridge Heights Retaining Wall	18,400	14,900	3,500	23%	14,900	(3,500)	14,900
North Shore Front Entrance Renovation	-	-	-	0%	42,019	42,019	42,019
Website Refresh	-	-	-	0%	27,400	27,400	32,000
Great Plains Licensing Conversion	-	10,000	(10,000)	-100%	10,000	10,000	10,000
Mobile Ready Website	\$12,600	-	12,600	100%	-	(12,600)	-
	\$108,058	\$239,403	(\$131,345)	-55%	\$ 308,822	\$ 200,764	\$ 295,844
Grand Total	\$ 471,327	\$ 1,153,253	\$ (681,926)	-59%	\$ 1,932,072	\$ 1,460,745	\$ 1,925,407