

	James Landing POA	Budget	actuals	Budget	anticipated	Budget
	\$70,000 budgeted 2019	2017	2017	2018	2018	2019
	9.24.18	9.21.16	9.15.17	10.2.17	10.2.17	9.24.18
	INCOME	\$65,000	\$65,000	\$70,000	\$70,000	\$70,000
6310	Akela Cove	\$12,533	\$12,533	\$13,497	\$13,497	\$13,497
	The Peninsula	\$12,951	\$12,951	\$13,947	\$13,947	\$13,947
	Yorktown Point	\$7,362	\$7,362	\$7,929	\$7,929	\$7,929
	Barrington Place	\$2,256	\$2,256	\$2,430	\$2,430	\$2,430
	The Highlands	\$4,489	\$4,489	\$4,619	\$4,619	\$4,619
	Crown Lake Apartments	\$16,652	\$16,652	\$17,933	\$17,933	\$17,933
	Childtime Childcare	\$438	\$438	\$472	\$472	\$472
	Wendover Square/Vickery Park	\$3,387	\$3,387	\$3,648	\$3,648	\$3,648
	Merchant Tire	\$438	\$438	\$472	\$472	\$472
	Jamestown Landing Veterinary	\$548	\$548	\$590	\$590	\$590
	BP Oil Service Station	\$483	\$483	\$520	\$520	\$520
	Guilford Crossing Shopping Ctr	\$1,843	\$1,843	\$1,985	\$1,985	\$1,985
	Carr Properties	\$941	\$941	\$1,014	\$1,014	\$1,014
	CVS	\$438	\$438	\$472	\$472	\$472
	McDonalds	\$438	\$438	\$472	\$472	\$472
6911	Interest Income MMR	\$125	\$230	\$150	\$215	\$150
	<b>TOTAL INCOME</b>	<b>\$65,322</b>	<b>\$65,427</b>	<b>\$70,150</b>	<b>\$70,215</b>	<b>\$70,150</b>
	<b>EXPENSES</b>					
	General and Accounting					
7010	Management Fees	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900
7140	Audit	700	700	700	700	700
7160	Legal	250	0	250	0	250
7260	Postage	175	115	175	115	120
7280	Insurance	978	1057	978	1040	1045
7320	Office Supplies	250	152	250	150	150
7500	Residential Activities	100	1147	100	1200	100
7505	Website	445	445	445	445	445
7890	G&A	150	715	150	60	60
	Total General and Accounting	<b>\$9,948</b>	<b>\$11,231</b>	<b>\$9,948</b>	<b>\$10,610</b>	<b>\$9,770</b>
	Maintenance					
8320	Repairs	\$350	\$865	\$750	\$850	\$750
9025	Ground New and Replacements	150	675	500	0	0
9035	Grounds maintenance other	1600	4300	2500	500	500
9200	Pond Maintenance	3230	3900	3500	3650	3650
9260	Sign maintenance	150	0	150	0	100
	Total Maintenance	<b>\$5,480</b>	<b>\$9,740</b>	<b>\$7,400</b>	<b>\$5,000</b>	<b>\$5,000</b>
	Contract Expenses					
9610	Landscaping Contract	\$14,989	\$14,989	\$14,989	\$14,989	\$8,936
	total contract services	\$14,989	\$14,989	\$14,989	\$14,989	\$8,936
	total of operating expenses	<b>\$30,417</b>	<b>\$35,960</b>	<b>\$32,337</b>	<b>\$30,599</b>	<b>\$23,706</b>
	Income	<b>\$34,905</b>	<b>\$29,467</b>	<b>\$37,813</b>	<b>\$39,616</b>	<b>\$46,444</b>
	Reserve Expenses					
9967	Sectional replacement concrete spillway	0	0	0	0	2500
9981	Entrance Sign/New Gates	\$0	\$1,545	\$0	\$0	\$0
9985	Drainage system improvement	\$0	\$0	\$0	\$0	\$2,500
9986	Pond Maintenance/Repairs	50,000	4,760	50,000	88,025	0
9991	Dam Maintenance	2,000	1,880	2,000	0	0
	reserve expense total	<b>\$52,000</b>	<b>\$8,185</b>	<b>\$52,000</b>	<b>\$88,025</b>	<b>\$5,000</b>
	total of all expenses	<b>\$82,417</b>	<b>\$44,145</b>	<b>\$84,337</b>	<b>\$118,624</b>	<b>\$28,706</b>
	income after all expenses	<b>(\$17,095)</b>	<b>\$21,282</b>	<b>(\$14,187)</b>	<b>(\$48,409)</b>	<b>\$41,444</b>