

	James Landing POA	Budget	actuals	Budget	anticipated	Budget
	\$70,000 budgeted 2021	2019	2019	2020	2020	2021
	09.23.20	9.24.18	9.24.18	10.14.19	10.14.19	10.14.19
	INCOME	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
6310	Akela Cove	\$13,497	\$13,497	\$13,497	\$13,497	\$13,497
	The Peninsula	\$13,947	\$13,947	\$13,947	\$13,947	\$13,947
	Yorktown Point	\$7,929	\$7,929	\$7,929	\$7,929	\$7,929
	Barrington Place	\$2,430	\$2,430	\$2,430	\$2,430	\$2,430
	The Highlands	\$4,619	\$4,619	\$4,619	\$4,619	\$4,619
	Crown Lake Apartments	\$17,933	\$17,933	\$17,933	\$17,933	\$17,933
	Childtime Childcare	\$472	\$472	\$472	\$472	\$472
	Wendover Square/Vickery Park	\$3,648	\$3,648	\$3,648	\$3,648	\$3,648
	Merchant Tire	\$472	\$472	\$472	\$472	\$472
	Jamestown Landing Veterinary	\$590	\$590	\$590	\$590	\$590
	BP Oil Service Station	\$520	\$520	\$520	\$520	\$520
	Guilford Crossing Shopping Ctr	\$1,985	\$1,985	\$1,985	\$1,985	\$1,985
	Carr Properties	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014
	CVS	\$472	\$472	\$472	\$472	\$472
	McDonalds	\$472	\$472	\$472	\$472	\$472
6911	Interest Income MMR	\$150	\$214	\$150	\$355	\$200
	TOTAL INCOME	\$70,150	\$70,214	\$70,150	\$70,355	\$70,200
	EXPENSES					
	General and Accounting					
7010	Management Fees	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900
7140	Audit	700	750	750	750	750
7160	Legal	250	0	250	0	250
7260	Postage	120	188	175	185	175
7280	Insurance	1045	1060	1070	1070	1070
7320	Office Supplies	150	178	200	190	200
7500	Residential Activities	100	190	100	100	100
7505	Website	445	460	460	470	460
7890	G&A	60	60	60	60	60
	Total General and Accounting	\$9,770	\$9,786	\$9,965	\$9,725	\$9,965
	Maintenance					
8320	Repairs	\$750	\$251	\$450	\$400	\$450
9025	Ground New and Replacements	0	725	0	725	0
9035	Grounds maintenance other	500	1250	1100	725	1100
9200	Pond Maintenance	3650	4146	3990	3990	3990
9260	Sign maintenance	100	0	100	100	100
	Total Maintenance	\$5,000	\$6,372	\$5,640	\$5,940	\$5,640
	Contract Expenses					
9610	Landscaping Contract	\$8,936	\$8,936	\$8,936	\$8,936	\$8,936
	total contract services	\$8,936	\$8,936	\$8,936	\$8,936	\$8,936
	total of operating expenses	\$23,706	\$25,094	\$24,541	\$24,601	\$24,541
	Income	\$46,444	\$45,120	\$45,609	\$45,754	\$45,659
	Reserve Expenses					
9967	Sectional replacement concrete spillway	2500	0	0	0	0
9972	Sediment Mapping	0	0	6000	0	6000
9975	Dock	0	0	0	0	45000
9981	Entrance Sign/New Gates	\$0	\$0	\$0	\$1,000	\$0
9985	Drainage system improvement	\$2,500	\$5,861	\$0	\$0	\$0
9986	Pond Maintenance/Repairs	0	0	25,000	13,000	0
9991	Dam Maintenance	0	0	0	0	0
	reserve expense total	\$5,000	\$5,861	\$31,000	\$14,000	\$51,000
	total of all expenses	\$28,706	\$30,955	\$55,541	\$38,601	\$75,541
	income after all expenses	\$41,444	\$39,259	\$14,609	\$31,754	(\$5,341)