

	James Landing POA	Budget	actuals	Budget	anticipated	Budget
	\$75,000 budgeted 2023	2021	2021	2022	2022	2023
	10.24.22 INCOME	\$70,000	\$70,000	\$70,000	\$70,000	\$75,000
6310	Akela Cove	\$13,497	\$13,497	\$13,497	\$13,497	\$14,470
	The Peninsula	\$13,947	\$13,947	\$13,947	\$13,947	\$14,970
	Yorktown Point	\$7,929	\$7,929	\$7,929	\$7,929	\$8,520
	Barrington Place	\$2,430	\$2,430	\$2,430	\$2,430	\$2,625
	The Highlands	\$4,619	\$4,619	\$4,619	\$4,619	\$4,970
	Crown Lake Apartments	\$17,933	\$17,933	\$17,933	\$17,933	\$19,250
	Childtime Childcare	\$472	\$472	\$472	\$472	\$515
	Wendover Square/Vickery Park	\$3,648	\$3,648	\$3,648	\$3,648	\$3,675
	Merchant Tire	\$472	\$472	\$472	\$472	\$515
	Jamestown Landing Veterinary	\$590	\$590	\$590	\$590	\$640
	BP Oil Service Station	\$520	\$520	\$520	\$520	\$560
	Guilford Crossing Shopping Ctr	\$1,985	\$1,985	\$1,985	\$1,985	\$2,160
	Carr Properties	\$1,014	\$1,014	\$1,014	\$1,014	\$1,100
	CVS	\$472	\$472	\$472	\$472	\$515
	McDonalds	\$472	\$472	\$472	\$472	\$515
6911	Interest Income MMR	\$400	\$350	\$500	\$355	\$355
	TOTAL INCOME	\$70,400	\$70,350	\$70,500	\$70,355	\$75,355
	EXPENSES					
	General and Accounting					
7010	Management Fees	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900
7140	Audit	750	800	800	850	850
7160	Legal	250	0	250	0	250
7260	Postage	175	150	50	160	160
7280	Insurance	1070	1060	1070	1060	1070
7320	Office Supplies	200	160	75	170	170
7500	Residential Activities	100	150	100	150	150
7505	Website	460	460	460	460	460
7890	G&A	60	60	60	60	60
	Total General and Accounting	\$9,965	\$9,740	\$9,765	\$9,810	\$10,070
	Maintenance					
8320	Repairs	\$450	\$290	\$562	\$300	\$350
9025	Ground New and Replacements	0	1085	0	1075	1075
9035	Grounds maintenance other	1500	1070	1213	1200	1200
9200	Pond Maintenance	4125	4281	4125	4550	4550
9260	Sign maintenance	100	294	100	190	100
	Total Maintenance	\$6,175	\$7,020	\$6,000	\$7,315	\$7,275
	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	\$25,076	\$25,696	\$24,701	\$26,061	\$26,281
	Income	\$45,324	\$44,654	\$45,799	\$44,294	\$49,074
	Reserve Expenses					
9967	Sectional replacement concrete spillway	0	0	3000	13000	10000
9972	Sediment Mapping	6000	0	6000	0	0
9975	Dock	45000	0	0	0	0
9981	Gating system/Wooden fence	\$0	\$0	\$3,500	\$3,500	\$0
9985	Drainage system improvement	\$0	\$0	\$0	\$0	\$0
9980	Dredge work maintenance to upper pond	0		15,000	0	15,000
9981	Dredge work maintenance to lower pond		12,850			
9991	Dam Maintenance	0	0	0	0	0
	reserve expense total	\$51,000	\$12,850	\$27,500	\$16,500	\$25,000
	total of all expenses	\$76,076	\$38,546	\$52,201	\$42,561	\$51,281
	income after all expenses	(\$5,676)	\$31,804	\$18,299	\$27,794	\$24,074