

**THE RESERVE AT JAMES ISLAND CONDOMINIUM ASSOCIATION**  
**2019 Approved BUDGET**

	2018	2019
<b>Ordinary Income/Expense</b>		
Income		
Assessment Income	\$ 1,141,548.72	\$ 1,141,548.72
Fee Income		
Administration Fee	\$ 1,200.00	\$ 1,200.00
Late Fee Income	\$ 3,000.00	\$ 3,000.00
Interest	\$ 1,000.00	\$ 1,000.00
Pet Fee	\$ 5,200.00	\$ 5,200.00
Rental/Investor Income	\$ 10,600.00	\$ 10,600.00
Homeowner Violation Income	\$ 1,000.00	\$ 1,000.00
Miscellaneous Income	\$ 3,520.00	\$ 2,500.00
Gate Remote Control Income	\$ 1,000.00	\$ 1,000.00
Gate incident fees	\$ -	\$ 2,400.00
Clubhouse Rent	\$ 1,600.00	\$ 1,600.00
Total Fee Income	<u>\$ 28,120.00</u>	<u>\$ 29,500.00</u>
Utility Reimbursement Water	\$ 130,000.00	\$ 130,000.00
	\$ 158,120.00	\$ 159,500.00
<b>Total Income</b>	<b>\$ 1,299,668.72</b>	<b>\$ 1,301,048.72</b>
<b>Expense</b>		
Bad Debt	3,000.00	\$ 3,000.00
Salaries and Wages		
Management Salaries	107,000.00	\$ 110,000.00
Pool Monitor	0	
Maintenance Salaries	148,840.00	\$ 129,000.00
Payroll Burden & Benefits	69,163.72	\$ 61,853.72
<b>Total Salaries and Wages</b>	<u>325,003.72</u>	<u>300,853.72</u>
<b>Management Fee</b>	<b>\$ 42,312.00</b>	<b>\$ 42,312.00</b>
<b>Maintenance and Repairs</b>		
Building/Contracts/Contingency	\$ 52,000.00	\$ 65,000.00
Maintenance Supplies	\$ 25,000.00	\$ 25,000.00
Well and Pump Repairs	\$ 2,800.00	\$ 2,800.00
Fire Panel Replacement	\$ 5,000.00	\$ 10,000.00
Swimming Pool Repairs/Supplies	\$ 12,500.00	\$ 11,000.00
Golf Cart	\$ 1,500.00	\$ 4,000.00
Pool Furniture repairs	\$ 2,500.00	\$ 2,500.00
<b>Total Maintenance and Repairs</b>	<u>\$ 101,300.00</u>	<u>\$ 120,300.00</u>

**THE RESERVE AT JAMES ISLAND CONDOMINIUM ASSOCIATION**  
**2019 Approved BUDGET**

**Administration**

Office Administration	\$ 1,000.00	\$ 1,000.00
General Office Supplies	\$ 2,500.00	\$ 2,500.00
Accounting fees/Audit	\$ 5,000.00	\$ 5,000.00
Bank Service Charges	\$ 1,200.00	\$ 1,200.00
Printing and Reproduction	\$ 2,000.00	\$ 2,000.00
Postage and Delivery	\$ 1,200.00	\$ 1,200.00
Fees to State/Other	\$ 2,500.00	\$ 2,500.00
Legal fees	\$ 1,500.00	\$ 1,500.00
Computer Expenses	\$ 4,000.00	\$ 2,000.00
Reserve Study	\$ -	\$ 5,000.00
Owner Relations	\$ 8,000.00	\$ 8,000.00
<b>Total Administration</b>	<b>\$ 28,900.00</b>	<b>\$ 31,900.00</b>

<b>Taxes &amp; Property Insurance</b>	<b>\$ 106,000.00</b>	<b>\$ 106,000.00</b>
<b>Total Taxes &amp; Insurance</b>	<b>\$ 106,000.00</b>	<b>\$ 106,000.00</b>

**Contract Services**

Monthly Pest Control	\$ 5,100.00	\$ 5,100.00
Termite Bond	\$ 3,750.00	\$ 3,750.00
Fitness/Amenity Equip. Maint.	\$ 3,000.00	\$ 3,000.00
Uniforms	\$ 800.00	\$ 1,000.00
Fountain Repairs	\$ 3,000.00	\$ 3,000.00
Lake Treatment	\$ 3,000.00	\$ 3,000.00
Trash Removal	\$ 32,000.00	\$ 32,000.00
Miscellaneous Landscaping	\$ 10,000.00	\$ 10,000.00
Contract Service - Landscaping	\$ 154,200.00	\$ 154,200.00
Security Surveillance (7 days)	\$ 48,000.00	\$ 55,000.00
Video Surveillance (7 days)	\$ 770.00	\$ -
Light Repairs	\$ 12,400.00	\$ 14,000.00
Hvac Repairs	\$ 500.00	\$ 500.00
Gate Maintenance	\$ 5,000.00	\$ 5,000.00
Gutter Inspection	\$ -	\$ 3,500.00
Roof Repairs	\$ 6,000.00	\$ 6,000.00
Roof Inspection	\$ -	\$ -
Sewer Repairs	\$ 2,000.00	\$ 2,000.00
Phone Answering Service	\$ 1,020.00	\$ 1,020.00
Contract Services - Cleaning	\$ 6,325.00	\$ 6,325.00
Fire Alarm Monitor/Inspection	\$ 8,000.00	\$ 8,000.00
<b>Total Contract Services</b>	<b>\$ 304,865.00</b>	<b>\$ 316,395.00</b>

**THE RESERVE AT JAMES ISLAND CONDOMINIUM ASSOCIATION**  
**2019 Approved BUDGET**

<b>Utilities</b>		
Electricity Common Areas	\$ 66,000.00	\$ 58,000.00
Water and Sewer	\$ 165,000.00	\$ 165,000.00
Gas	\$ -	\$ -
Telephone Expense	\$ 10,000.00	\$ 10,000.00
Cable Services	\$ 600.00	\$ 600.00
<b>Total Utilities</b>	<b>\$ 241,600.00</b>	<b>\$ 233,600.00</b>
	<b>\$ 1,152,980.72</b>	<b>\$ 1,154,360.72</b>
<b>Net Total to Reserves</b>	<b>\$ 146,688.00</b>	<b>\$146,688.00</b>
<b>Total Expense</b>	<b>1,299,668.72</b>	<b>1,301,048.72</b>

**Other Expense**

**Reserves**

Reserve - Common Plumbing	\$3,388.00	\$3,388.00
Reserve - Auto Entry Gates	\$7,200.00	\$7,200.00
Reserve - Exercise Equipment	\$4,500.00	\$4,500.00
Reserve - Metal Fencing	\$15,000.00	\$15,000.00
Reserve - Fire Sprinkler Main P	\$1,924.00	\$1,924.00
Reserve - Fire Alarm System	\$1,476.00	\$1,476.00
Reserve - Pool Furniture	\$4,000.00	\$4,000.00
Reserve - Pool Fountain & Equip	\$3,600.00	\$3,600.00
Reserve - Pool Deck Surface	\$3,000.00	\$3,000.00
Reserve - Roof	\$55,296.00	\$55,296.00
Reserve - Street	\$3,200.00	\$3,200.00
Reserve - Pool	\$4,076.00	\$4,076.00
Reserve - Exterior Painting	\$35,952.00	\$35,952.00
Reserve - HVAC	\$4,076.00	\$4,076.00
<b>Total Reserves</b>	<b>\$146,688.00</b>	<b>\$146,688.00</b>