

**The Reserve at James Island Condominium Association, Inc.**  
**2020 Approved Budget**

	Description	Adopted 2019 with Pooled Reserves	Approved 2020 with Pooled Reserves
Column1	Column2	Column6	Column62
<b>INCOME</b>			
	Assessments	1,141,548.72	1,198,626.10
	Late Fees	3,000.00	3,000.00
	Interest	1,000.00	1,000.00
	Violation Fees	1,000.00	1,000.00
	Pet Fees	5,200.00	5,200.00
	Attorney Fees	0.00	0.00
	NSF Fee	0.00	0.00
	Admin Fees	1,200.00	1,200.00
	Water Reimbursement	130,000.00	130,000.00
	Misc Income	2,500.00	2,500.00
	Clubhouse Rent	1,600.00	1,000.00
	Bank Interest	0.00	0.00
	Gate Income	1,000.00	2,000.00
	Gate Incident Fees / Income	2,400.00	4,000.00
	Investor Fee	10,600.00	10,600.00
	<b>TOTAL INCOME</b>	<b>1,301,048.72</b>	<b>1,360,126.10</b>
<b>EXPENSES</b>			
	<b>Salaries &amp; Wages</b>		
	Management Salaries	110,000.00	115,000.00
	Maintenance Salaries	129,000.00	127,000.00
	Payroll Burden & Benefits	61,853.72	72,050.00
	<b>TOTAL SALARY</b>	<b>300,853.72</b>	<b>314,050.00</b>
	<b>Maintenance &amp; Repairs</b>		
	General Maintenance	65,000.00	60,000.00
	Fire Inspection Repairs	10,000.00	6,000.00
	Golf Cart Maintenance	4,000.00	2,600.00
	<b>TOTAL MAINTENANCE</b>	<b>79,000.00</b>	<b>68,600.00</b>
	<b>Administration</b>		
	Management Fees	42,312.00	42,312.00
	Audit Fee	5,000.00	5,000.00
	Uniforms	1,000.00	1,000.00
	Legal Fees	1,500.00	1,500.00
	Bank Charges	1,200.00	1,000.00
	Postage & Mail	1,200.00	1,200.00

Insurance	106,000.00	106,000.00
Annual State Fees	2,500.00	2,500.00
Office Administration	1,000.00	1,000.00
Office Supplies	2,500.00	2,500.00
Printing & Reproduction	2,000.00	2,000.00
Computer Expenses	2,000.00	2,000.00
Reserve Study	5,000.00	0.00
Residential Events	8,000.00	8,000.00
Bad Debt	3,000.00	3,000.00
<b>TOTAL ADMINISTRATION</b>	<b>184,212.00</b>	<b>179,012.00</b>

**Contract Services**

Landscape Contract	154,200.00	154,200.00
Landscape Enhancements	10,000.00	10,000.00
Lake & Fountain Maintenance	3,000.00	5,000.00
Pool Repairs & Supplies	11,000.00	11,000.00
Pool Furniture	2,500.00	2,500.00
Well & Pump Repair	2,800.00	2,800.00
Repairs / Maint Supplies	25,000.00	25,000.00
Light Inspections/ Repairs	14,000.00	10,000.00
Roof Repairs	6,000.00	6,000.00
HVAC Maintenance	500.00	500.00
Sewer Repairs	2,000.00	2,000.00
Gate Repairs	5,000.00	5,000.00
Gutter Maintenance	3,500.00	3,500.00
Clubhouse Cleaning	6,325.00	6,325.00
Fitness / Amenity Equip Maint	3,000.00	3,000.00
Fountain Repairs	3,000.00	3,000.00
Answering Service	1,020.00	1,020.00
Security Surveillance	55,000.00	55,000.00
Trash Removal	32,000.00	32,000.00
Pest Control - Termite Bond (10 Year)	3,750.00	3,800.00
Pest Control - Termite Annual Inspect		3,500.00
Pest Control - Monthly	5,100.00	5,100.00
Fire Alarm Inspections	8,000.00	8,000.00
<b>TOTAL CONTRACT</b>	<b>356,695.00</b>	<b>358,245.00</b>

**Utilities**

Telephone	10,000.00	5,000.00
Electric	58,000.00	58,000.00
Water/Sewer	165,000.00	165,000.00
Cable	600.00	0.00
<b>TOTAL UTILITIES</b>	<b>233,600.00</b>	<b>228,000.00</b>

<b>Reserve Expense</b>		
Reserves - Common Plumbing	3,388.00	4,901.55
Reserves - Auto Entry Gates	7,200.00	10,416.51
Reserves - Exercise Equipment	4,500.00	6,510.32
Reserves - Metal Fencing	15,000.00	21,701.06
Reserves - Fire Sprinkler Maint	1,924.00	2,783.52
Reserves - Fire Alarm System	1,476.00	2,135.38
Reserves - Pool Furniture	4,000.00	5,786.95
Reserves - Pool Fountain & Equipment	3,600.00	5,208.25
Reserves - Pool Deck Surface	3,000.00	4,340.21
Reserves - Roof	55,296.00	79,998.89
Reserves - Street (Paving)	3,200.00	4,629.56
Reserves - Pool	4,076.00	5,896.90
Reserves - Exterior Painting	35,952.00	52,013.10
Reserves - HVAC	4,076.00	5,896.90
<b>TOTAL RESERVES</b>	<b>146,688.00</b>	<b>212,219.10</b>
<b>TOTAL EXPENSES</b>	<b>1,301,048.72</b>	<b>1,360,126.10</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>0.00</b>	<b>0.00</b>