

The Reserve at James Island COA Inc
2021 Approved Budget

Description		Adopted 2020 with Pooled Reserves	Approved 2021 with Pooled Reserves
Column1	Column2	Column6	Column62
INCOME			
4110	Assessments	1,198,626.10	1,198,626.10
4120	Late Fees	3,000.00	3,000.00
4125	Interest	1,000.00	1,000.00
4130	Violation Fees	1,000.00	1,000.00
4140	Pet Fees	5,200.00	5,200.00
	NSF Fee	0.00	0.00
4240	Admin Fees	1,200.00	1,200.00
4280	Water Reimbursement	130,000.00	130,000.00
4310	Misc Income	2,500.00	2,500.00
4340	Clubhouse Rent	1,000.00	1,000.00
4399	Bank Interest	0.00	0.00
4530	Gate Income	2,000.00	2,000.00
4531	Gate Incident Fees / Income	4,000.00	4,000.00
4360	Investor Fee	10,600.00	10,600.00
TOTAL INCOME		1,360,126.10	1,360,126.10
EXPENSES			
Salaries & Wages			
6510	Management Salaries	115,000.00	115,000.00
6520	Maintenance Salaries	127,000.00	100,000.00
6550	Payroll Burden & Benefits	72,050.00	67,050.00
TOTAL SALARY		314,050.00	282,050.00
Maintenance & Repairs			
5800	General Maintenance	60,000.00	70,000.00
5820	Fire Panel replacement and Repairs	6,000.00	6,000.00
5840	Golf Cart Maintenance	2,600.00	2,600.00
	Irrigation Repairs	0.00	7,000.00
	Backflow inspection and Repairs	0.00	5,000.00
TOTAL MAINTENANCE		68,600.00	78,600.00
Administration			
5010	Management Fees	42,312.00	42,312.00
5030	Audit Fee	5,000.00	5,000.00
	Uniforms	1,000.00	1,000.00
5040	Legal Fees	1,500.00	3,500.00

5050 Bank Charges	1,000.00	1,000.00
5060 Postage & Mail	1,200.00	1,200.00
5070 Insurance	106,000.00	130,000.00
5075 Annual State Fees	2,500.00	2,500.00
5100 Office Administration	1,000.00	1,000.00
5110 Office Supplies	2,500.00	2,500.00
5120 Printing & Reproduction	2,000.00	2,000.00
5130 Computer Expenses	2,000.00	2,000.00
Property Appraisal	0.00	2,000.00
5140 Residential Events	8,000.00	8,000.00
5170 Bad Debt	3,000.00	3,000.00
TOTAL ADMINISTRATION	179,012.00	207,012.00

Contract Services

6010 Landscape Contract	154,200.00	154,200.00
6020 Landscape Enhancements	10,000.00	10,000.00
6060 Lake & Fountain Maintenance	5,000.00	6,000.00
6065 Pool Repairs & Supplies	11,000.00	11,000.00
6070 Pool Furniture	2,500.00	2,500.00
6074 Well & Pump Repair	2,800.00	2,800.00
6075 Repairs / Maint Supplies	25,000.00	25,000.00
6076 Light Inspections/ Repairs	10,000.00	10,000.00
6085 Roof Repairs	6,000.00	6,000.00
6090 HVAC Maintenance	500.00	500.00
6095 Sewer Repairs	2,000.00	2,000.00
6127 Gate Repairs	5,000.00	6,000.00
6129 Gutter Maintenance	3,500.00	3,500.00
6130 Clubhouse Cleaning	6,325.00	6,325.00
6145 Fitness / Amenity Equip Maint	3,000.00	3,000.00
6150 Fountain Repairs	3,000.00	3,000.00
6160 Answering Service	1,020.00	1,020.00
6165 Security Surveillance	55,000.00	55,000.00
6170 Trash Removal	32,000.00	25,000.00
6180 Pest Control - Termite Bond (10 Year)	3,800.00	3,800.00
6181 Pest Control - Termite Annual Inspect	3,500.00	3,500.00
6185 Pest Control - Monthly	5,100.00	5,100.00
6195 Fire Alarm Inspections and repairs	8,000.00	12,000.00
TOTAL CONTRACT	358,245.00	357,245.00

Utilities

5210 Telephone	5,000.00	5,000.00
5212 Electric	58,000.00	58,000.00
5215 Water/Sewer	165,000.00	165,000.00
TOTAL UTILITIES	228,000.00	228,000.00

Reserve Expense		
9910 Reserves - Common Plumbing	4,901.55	4,901.55
9915 Reserves - Auto Entry Gates	10,416.51	10,416.51
9920 Reserves - Exercise Equipment	6,510.32	6,510.32
9925 Reserves - Metal Fencing	21,701.06	16,699.94
9930 Reserves - Fire Sprinkler Maint	2,783.52	2,783.52
9935 Reserves - Fire Alarm System	2,135.38	2,135.38
9940 Reserves - Pool Furniture	5,786.95	5,786.95
9945 Reserves - Pool Fountain & Equipment	5,208.25	5,208.25
9950 Reserves - Pool Deck Surface	4,340.21	4,340.21
9955 Reserves - Roof	79,998.89	85,000.00
9960 Reserves - Street (Paving)	4,629.56	4,629.56
9965 Reserves - Pool	5,896.90	5,896.90
9970 Reserves - Exterior Painting	52,013.10	47,013.10
9975 Reserves - HVAC	5,896.90	5,896.90
TOTAL RESERVES	212,219.10	207,219.10
TOTAL EXPENSES	1,360,126.10	1,360,126.10
CURRENT YEAR NET INCOME/(LOSS)	0.00	(0.00)