

# James Landing Property Owners Association, Inc.

## Approved Budget from January 1, 2021 through December 31, 2021

	Actual 2019	Actual YTD 8/31/2020	Anticip. Year End 2020	Approved 2020	Approved 2021
<b>INCOME:</b>					
HOA Fees	47,515	47,085	47514	47,514	47,514
Misc. Income					
Late Fees	661	366	366	0	0
Surplus (Deficit)		0	14434	14,434	9,227
<b>Total Income</b>	<b>\$48,176</b>	<b>\$47,451</b>	<b>\$62,314</b>	<b>\$61,948</b>	<b>\$56,741</b>
<b>EXPENSES:</b>					
<b>General &amp; Administration</b>					
CPA Services	185	0	185	192	192
Bad Debt	1301	0	440	440	440
Bank Charges	-21	0	12	24	24
Miscellaneous	182	509	600	1200	720
Office & Postage	1646	757	1200	1908	1800
Legal	1734	-480	3000	3000	3000
Management Fees	7200	4800	7200	7200	7560
Taxes & Licenses	61	61	61	60	60
<b>Repairs &amp; Maintenance</b>					
Grounds Maintenance	13625	27225	32325	12900	15300
Irrigation Repair	280	1348	1,500	6,000	2,400
Pond	1500	1000	1500	1500	1500
Trees/Sod/Plants	0	0	1,200	1,500	1,500
<b>Insurance</b>	3254	3288	3,288	3,780	3,780
<b>Utilities</b>	874	384	576	1,200	1,200
<b>Contingency</b>		0	0	21,044	16,800
<b>Total Expenses</b>	<b>\$31,821</b>	<b>\$38,892</b>	<b>\$53,087</b>	<b>\$61,948</b>	<b>\$56,276</b>
Surplus (deficit)			9,227		465

**221 HOMES AT \$215 PER YR.**

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FL STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.

