

St. James Plantation POA

	Board Approved Budgets		Actual
	2024	2023	2022
Operating Income			
Residential Assessments	\$5,772,980	\$5,327,700	\$5,144,276
Architectural Control Fees	222,500	250,000	277,700
Other Income	118,700	230,400	198,150
Total Operating Income	\$6,114,180	\$5,808,100	\$5,620,126
Operating Expenses			
Security	1,406,900	1,376,600	1,303,682
Landscape Maintenance Contract	1,290,000	1,181,100	1,170,787
Landscape Maintenance Other	321,600	306,900	306,046
Ponds	133,800	128,200	124,997
Repairs & Maintenance	527,400	514,400	457,855
Administrative	1,354,900	1,274,600	1,109,293
Rent & Utilities	251,500	241,500	225,929
Beach Club	139,900	140,500	107,948
Total Operating Expenses	\$5,426,000	\$5,163,800	\$4,806,538
Net Operating Income	\$688,180	\$644,300	\$813,589
Reserve Revenue			
Net Operating Income	\$688,180	\$644,300	\$813,589
Road Access Fees	180,000	300,000	398,225
Investment Income	132,000	45,000	(56,913)
Total Reserve Revenue	\$1,000,180	\$989,300	\$1,154,901
Reserve Expenses			
Major roadwork	850,000	600,000	593,238
Parks (Waterway, Woodlands, dog)	310,000	92,000	76,300
Beach club	120,000	125,000	45,529
Leisure way	170,000	50,000	0
Main gate	100,000	25,000	0
Storm water pipe replacement	79,000	75,000	3,996
Bridge refurbishment	58,000	80,000	78,636
Other reserve expenses	120,000	98,000	86,160
Total Reserve Expenses	\$1,807,000	1,145,000	\$883,859
Net Reserve Activity	(\$806,820)	(\$155,700)	\$271,040
Year End Reserve Fund Balance	\$ 5,207,484	\$ 6,014,304	\$ 6,170,004