St. James Plantation POA

	Board Approved Budget		Actual
	2026	**2025**	**2024**
Operating Income			
Residential Assessments	**$7,108,400**	$6,190,595	$5,780,093
Architectural Control Fees	**166,500**	166,500	232,250
Other Income	**114,100**	117,480	177,299
Total Operating Income	**$7,389,000**	$6,474,575	$6,189,642
Operating Expenses			
Security	**1,603,700**	1,501,176	1,475,723
Landscape Maintenance Contract	**1,341,700**	1,315,250	1,297,252
Landscape Maintenance Other	**388,600**	348,140	323,455
Ponds	**138,700**	146,900	131,969
Repairs & Maintenance	**577,900**	544,250	365,515
Administrative	**1,456,200**	1,491,217	1,402,779
Rent & Utilities	**248,000**	256,000	221,228
Beach Club	**167,700**	162,974	96,499
Total Operating Expenses	**$5,922,500**	$5,765,907	$5,314,420
Net Operating Income	**$1,466,500**	$708,668	$875,222
Reserve Revenue			
Net Operating Income	**$1,466,500**	$708,668	$875,222
Road Access Fees	**120,000**	120,000	225,000
Investment Income	**150,000**	225,000	418,239
Total Reserve Revenue	**$1,736,500**	$1,053,668	$1,518,461
Reserve Expenses			
Front Gate Landscaping & Signs	**1,100,000**	0	0
Major Roadwork	**900,000**	900,000	964,709
Fifth Gate	**500,000**	0	0
Storm Water Maintenance Program	**200,000**	83,000	45,462
Storm Recovery and New Bridges	**25,000**	25,000	1,614,775
Beach Club	**72,000**	145,300	367,384
Parks (Waterway, Woodlands, dog)	**40,000**	70,000	392,724
Sidewalks	**50,000**	50,000	0
Bridge Refurbishment	**60,000**	10,000	4,448
Other Reserve Expenses	**70,300**	86,200	71,407
Total Reserve Expenses	**$3,017,300**	$1,369,500	$3,460,909
Net Reserve Activity	**($1,280,800)**	($315,832)	($1,942,448)
Year End Reserve Fund Balance	**$ 2,783,551**	$ 4,064,351	$ 4,380,183

Note: The original 2025 budget of $900,000 for Front Gate Landscaping & Signs has been moved to 2026 due to delays in the construction on Route 211 and slightly increased over the 2025 budget.