

	LAKESHORE VILLAGE	\$19 op	\$19 op	\$19 op	\$19 op	\$19 op
	2023 Budget	\$3 reserves	\$3 reserves	\$3 reserves	\$3 reserves	\$3 reserves
	09.28.22	Budget	actuals	Budget	anticipated	Budget
	\$19 op / \$3 res. 203 homes	2021	2021	2022	2022	2023
	INCOME					
6310	Regular Assessments	\$46,284	\$46,284	\$46,284	\$46,284	\$46,284
6311	Reserve Assessments	7,308	7,308	7,308	7,308	7,308
6340	Late fee income	0	900	0	0	0
6911	Interest Income MMR	40	30	40	35	40
6912	Interst Income CD	255	150	265	155	200
6920	Misc. Income	0	100	0	0	0
	TOTAL INCOME	\$53,887	\$54,672	\$53,897	\$53,782	\$53,832
	EXPENSES					
	General and Admin.					
7010	Management Fees	\$12,000	\$12,000	\$12,300	\$12,300	\$12,300
7140	Audit	850	850	850	900	900
7160	Legal	250	350	250	0	250
7260	Postage	500	412	525	550	525
7280	Insurance	2,470	1,835	1,895	1,865	1,895
7320	Office Supplies	650	810	750	550	750
7500	Resident Activity	1250	1085	1000	1235	1250
7505	Web site	520	520	520	525	525
7890	General and Admin.	425	498	550	482	500
7990	Bad Debt	0	0	0	0	0
	total general & admin	\$18,915	\$18,360	\$18,640	\$18,407	\$18,895
	Building					
8320	Contract Labor	\$350	\$1,357	\$800	\$1,500	\$1,000
	Total Building	\$350	\$1,025	\$800	\$1,500	\$1,000
	Utilities					
8910	Electricity	\$1,100	\$923	\$1,100	\$1,050	\$1,100
8930	Water/Sewer	600	98	300	190	300
	Total Utilities	\$1,700	\$1,021	\$1,400	\$1,240	\$1,400
	Maintenance and Operating					
9190	Electrical Repairs	\$250	\$424	\$250	\$0	\$250
9025	Grounds new and replacements	\$500	\$0	\$500	\$270	\$300
9010	Landscaping/Tree Maintenance	750	2500	1500	500	1000
9035	Grounds Other	1,200	1,902	2,000	1,000	1,250
9260	Signage Maintenance/Repairs	300	450	300	737	300
9020	Pine Needles	1,300	1,360	1,400	1,489	1,400
9110	Irrigation System Main.	500	642	500	1350	500
	total main & op	\$4,800	\$7,278	\$6,450	\$5,346	\$5,000
	Contract Expenses					
9610	Grounds Maintenance Contract	\$18,060	\$18,060	\$18,060	\$18,060	\$18,060
	Total Contract Expenses	\$18,060	\$18,060	\$18,060	\$18,060	\$18,060
	total operating expenses	\$43,825	\$45,744	\$45,350	\$44,553	\$44,355
	Op expenses over/under income	\$2,459	\$540	\$934	\$1,731	\$1,929
	Capital Reserves					
9985	Drainage Improvements	\$2,500	\$2,450	\$2,500	\$3,080	\$2,500
9986	Pond Maintenance	\$500	\$0	\$500	\$500	\$500
9990	Entrance/Landscape/Signs/Recreation	1,000	2,138	2,000	3,535	2,000
	total capital reserves	3,500	4,588	4,500	6,615	4,500
	TOTAL EXPENSES	\$47,325	\$50,332	\$49,850	\$51,168	\$48,855
	INCOME LESS EXPENSES	\$6,562	\$4,340	\$4,047	\$2,614	\$4,977