Four Lakes Village Homeowners Association

Budget vs. Actuals

January - September, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Amenity Keys	50.00		50.00
Architectural Review Fee	1,000.00		1,000.00
HOA Dues - Operating	509,217.24	509,217.21	0.03
Interest - Operating	103.96		103.96
Late Fees	1,086.86		1,086.86
Violation Fines	6.10		6.10
Total Income	**$511,464.16**	**$509,217.21**	**$2,246.95**
GROSS PROFIT	**$511,464.16**	**$509,217.21**	**$2,246.95**
Expenses			
Administrative Expenses			
Budget Contingency		15,000.03	-15,000.03
Insurance	71,487.37	80,500.02	-9,012.65
Misc. Admin	3,351.02	200.00	3,151.02
Website & Accounting Software	1,133.72	1,041.03	92.69
Total Administrative Expenses	**75,972.11**	**96,741.08**	**-20,768.97**
Amenities			
Mailboxes	55.50	749.97	-694.47
Pool Area Facilities (Restrooms, Pump Room, Etc.)	3,070.82	7,000.00	-3,929.18
Pool Service, Maintenance & Supplies	10,535.43	8,000.00	2,535.43
Sports Courts	2,786.60	3,500.00	-713.40
Total Amenities	**16,448.35**	**19,249.97**	**-2,801.62**
Buildings			
Building Repair & Maintenance	2,897.90	11,999.97	-9,102.07
Roof Repairs	12,750.00	7,499.97	5,250.03
Rooftop Snow Removal		21,875.00	-21,875.00
Total Buildings	**15,647.90**	**41,374.94**	**-25,727.04**
Grounds			
Asphalt/Concrete Repair & Maint.	172.90	1,874.97	-1,702.07
Irrigation System Repairs & Maint.	8,588.48	20,000.00	-11,411.52
Landscaping - Base Contract	75,910.00	87,979.50	-12,069.50
Landscaping - Other	11,563.36	29,000.00	-17,436.64
Misc. Grounds Repair & Maint.	47.50	1,000.00	-952.50
Mulch Repair	18,500.00	20,000.00	-1,500.00
Snow Removal (Driveways & Walkways)	29,637.00	36,594.85	-6,957.85
Tree & Shrub Care, Removal, Pruning	43,542.00	51,000.00	-7,458.00
Total Grounds	**187,961.24**	**247,449.32**	**-59,488.08**
Professional Fees			
Legal Fees	-4,385.00	11,250.00	-15,635.00
Management Fees - Base	59,625.00	59,625.00	0.00
Management Fees - Extra	83.50	1,874.97	-1,791.47
Tax Prep & Audit Services	302.49	650.00	-347.51

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Budget vs. Actuals

January - September, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Total Professional Fees	**55,625.99**	**73,399.97**	**-17,773.98**
Utilities			
Cable & Internet	40,842.56	45,670.50	-4,827.94
Electricity	1,888.72	2,099.97	-211.25
Gas	2,028.38	2,625.03	-596.65
Sewer	352.02	375.03	-23.01
Water	34,940.88	46,800.00	-11,859.12
Total Utilities	**80,052.56**	**97,570.53**	**-17,517.97**
Total Expenses	**$431,708.15**	**$575,785.81**	**$ -144,077.66**
NET OPERATING INCOME	**$79,756.01**	**$ -66,568.60**	**$146,324.61**
Other Income			
Reserve Income			
HOA Dues - Reserve	293,174.91	293,175.00	-0.09
Interest - Reserve	389.61		389.61
Reinvestment Fee	87,275.00		87,275.00
Total Reserve Income	**380,839.52**	**293,175.00**	**87,664.52**
Total Other Income	**$380,839.52**	**$293,175.00**	**$87,664.52**
Other Expenses			
Reserve Expenses			
Architect Study		25,000.00	-25,000.00
Capital Project Management	11,365.20	16,186.50	-4,821.30
Concrete Driveway		22,500.00	-22,500.00
Interest - Loan	520.35	1,035.00	-514.65
Landscaping Project	3,755.00		3,755.00
Painting	125,830.00	164,800.00	-38,970.00
Privacy Walls	0.00		0.00
Roofs - Capital	28,400.00	30,000.00	-1,600.00
Siding/Trim/Fascia	450.00	7,499.97	-7,049.97
Tennis/Pickleball Courts	3,750.00	5,000.00	-1,250.00
Total Reserve Expenses	**174,070.55**	**272,021.47**	**-97,950.92**
Total Other Expenses	**$174,070.55**	**$272,021.47**	**$ -97,950.92**
NET OTHER INCOME	**$206,768.97**	**$21,153.53**	**$185,615.44**
NET INCOME	**$286,524.98**	**$ -45,415.07**	**$331,940.05**