

Four Lakes Village Homeowners Association

Budget vs. Actuals: 2026 Budget - FY26 P&L

January - March, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Architectural Review Fee	0.00		0.00
HOA Dues - Operating	169,739.08	169,739.07	0.01
Interest - Operating	29.33		29.33
Late Fees	553.48		553.48
Transfer to Reserves		0.00	0.00
Violation Fines	-43.90		-43.90
Total Income	\$170,277.99	\$169,739.07	\$538.92
GROSS PROFIT	\$170,277.99	\$169,739.07	\$538.92
Expenses			
Administrative Expenses			
Budget Contingency		5,000.01	-5,000.01
Insurance	34,259.62	40,709.88	-6,450.26
Misc. Admin	72.44	200.00	-127.56
Property Taxes		0.00	0.00
Website & Accounting Software	441.00	347.01	93.99
Total Administrative Expenses	34,773.06	46,256.90	-11,483.84
Amenities			
Mailboxes		249.99	-249.99
Pool Area Facilities (Restrooms, Pump Room, Etc.)	28.47	0.00	28.47
Pool Service, Maintenance & Supplies		0.00	0.00
Sports Courts		0.00	0.00
Total Amenities	28.47	249.99	-221.52
Buildings			
Building Repair & Maintenance	1,437.31	3,999.99	-2,562.68
Roof Repairs	12,750.00	2,499.99	10,250.01
Rooftop Snow Removal		21,875.00	-21,875.00
Total Buildings	14,187.31	28,374.98	-14,187.67
Grounds			
Asphalt/Concrete Repair & Maint.		624.99	-624.99
Irrigation System Repairs & Maint.		0.00	0.00
Landscaping - Base Contract		0.00	0.00
Landscaping - Other	270.00	0.00	270.00
Misc. Grounds Repair & Maint.		0.00	0.00
Mulch Repair		0.00	0.00
Snow Removal (Driveways & Walkways)	29,637.00	36,594.85	-6,957.85
Tree & Shrub Care, Removal, Pruning	16,072.00	15,000.00	1,072.00
Total Grounds	45,979.00	52,219.84	-6,240.84
Professional Fees			
Legal Fees	-6,241.50	3,750.00	-9,991.50
Management Fees - Base	19,875.00	19,875.00	0.00
Management Fees - Extra	15.00	624.99	-609.99

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January - March, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Tax Prep & Audit Services	302.49	650.00	-347.51
Total Professional Fees	13,950.99	24,899.99	-10,949.00
Utilities			
Cable & Internet	15,315.96	15,223.50	92.46
Electricity	577.03	699.99	-122.96
Gas	22.86	875.01	-852.15
Sewer	117.96	125.01	-7.05
Water	4,050.00	6,000.00	-1,950.00
Total Utilities	20,083.81	22,923.51	-2,839.70
Total Expenses	\$129,002.64	\$174,925.21	\$ -45,922.57
NET OPERATING INCOME	\$41,275.35	\$ -5,186.14	\$46,461.49
Other Income			
HOA Dues - Reserve	97,724.97	97,725.00	-0.03
Interest - Reserve	62.76		62.76
Reinvestment Fee	10,575.00		10,575.00
Total Other Income	\$108,362.73	\$97,725.00	\$10,637.73
Other Expenses			
Architect Study		0.00	0.00
Capital Project Management		5,395.50	-5,395.50
Concrete Driveway		7,500.00	-7,500.00
Interest - Loan	520.35	345.00	175.35
Painting		0.00	0.00
Roofs - Capital		30,000.00	-30,000.00
Siding/Trim/Fascia		2,499.99	-2,499.99
Tennis/Pickleball Courts		0.00	0.00
Total Other Expenses	\$520.35	\$45,740.49	\$ -45,220.14
NET OTHER INCOME	\$107,842.38	\$51,984.51	\$55,857.87
NET INCOME	\$149,117.73	\$46,798.37	\$102,319.36