

# Four Lakes Village 2026 Budget

| Average Quarterly Dues per Unit (actual dues vary by unit) | 2025            | 2026            | % Change  |
|--|-----------------|-----------------|-----------|
| Operating dues   | \$ 2,294        | \$ 2,294        | 0%        |
| Reserve dues   | \$ 1,147        | \$ 1,321        | 15%       |
| <b>Total Dues</b>  | <b>\$ 3,441</b> | <b>\$ 3,615</b> | <b>5%</b> |

## OPERATING BUDGET

### Income - Operating

|                                 | 2025              | 2026              |
|---------------------------------|-------------------|-------------------|
| Dues Income - Operating         | \$ 678,984        | \$ 678,956        |
| Late Fees                       | \$ -              | \$ -              |
| Violation Fines                 | \$ -              | \$ -              |
| Amenity Keys                    | \$ -              | \$ -              |
| Interest - Operating            | \$ -              | \$ -              |
| <b>Total Income - Operating</b> | <b>\$ 678,984</b> | <b>\$ 678,956</b> |

### Expenses - Operating

#### Buildings

|                          | 2025 Budget      | 2026 Budget      |
|--------------------------|------------------|------------------|
| Building Maint. & Repair | \$ 15,000        | \$ 16,000        |
| Roof Repairs             | \$ 10,000        | \$ 10,000        |
| Rooftop Snow Removal     | \$ 35,000        | \$ 35,000        |
| <b>Total Buildings</b>   | <b>\$ 60,000</b> | <b>\$ 61,000</b> |

#### Lanscaping and Grounds

|  | 2025 Budget       | 2026 Budget       |
|--|-------------------|-------------------|
| Snow Removal (Driveways & Walkways)      | \$ 58,246         | \$ 59,545         |
| Landscaping - Base Contract              | \$ 83,790         | \$ 87,980         |
| Landscaping - Other (e.g., pest control) | \$ 16,000         | \$ 29,000         |
| Tree & Shrub Care, Removal & Pruning     | \$ 46,000         | \$ 51,000         |
| Mulch Refresh                            | \$ 35,000         | \$ 20,000         |
| Irrigation System Repairs                | \$ 15,000         | \$ 20,000         |
| Asphalt/Concrete Repair                  | \$ 5,000          | \$ 2,500          |
| Misc. Grounds Maint. & Repair            | \$ 1,000          | \$ 1,000          |
| <b>Total Grounds</b>                     | <b>\$ 260,036</b> | <b>\$ 271,025</b> |

#### Amenities

|   | 2025 Budget      | 2026 Budget      |
|---|------------------|------------------|
| Pool Service, Maintenance & Repair                    | \$ 11,500        | \$ 8,000         |
| Pool Area Facilities (Restroom, Pump Room, Pool Deck) | \$ 2,500         | \$ 7,000         |
| Sports Courts   | \$ 3,500         | \$ 3,500         |
| Mailboxes   | \$ 1,000         | \$ 1,000         |
| <b>Total Amenities</b>                                | <b>\$ 18,500</b> | <b>\$ 19,500</b> |

#### Utilities

|                        | 2025 Budget       | 2026 Budget       |
|------------------------|-------------------|-------------------|
| Cable & Internet       | \$ 60,921         | \$ 60,894         |
| Electricity            | \$ 2,500          | \$ 2,800          |
| Gas                    | \$ 3,500          | \$ 3,500          |
| Water                  | \$ 80,000         | \$ 60,000         |
| Sewer                  | \$ 500            | \$ 500            |
| <b>Total Utilities</b> | <b>\$ 147,421</b> | <b>\$ 127,694</b> |

#### Professional Fees

|                                  | 2025 Budget | 2026 Budget |
|----------------------------------|-------------|-------------|
| Management - Base Monthly Fees   | \$ 80,100   | \$ 79,500   |
| Management - Additional Services | \$ 2,500    | \$ 2,500    |
| Legal Services                   | \$ 13,000   | \$ 15,000   |

|                                | <u>2025 Budget</u> | <u>2026 Budget</u> |
|--------------------------------|--------------------|--------------------|
| Prof Fees & Engineering        | \$ -               | \$ -               |
| Tax Prep / Accounting          | \$ 650             | \$ 650             |
| <b>Total Professional Fees</b> | <b>\$ 96,250</b>   | <b>\$ 97,650</b>   |

#### **Administrative**

|                                      |                  |                   |
|--------------------------------------|------------------|-------------------|
| Insurance                            | \$ 76,588        | \$ 80,500         |
| Website & Accounting Software        | \$ 1,388         | \$ 1,388          |
| Quickbooks Online Payment Fees       | \$ -             | \$ -              |
| Property Taxes                       | \$ 300           | \$ -              |
| Misc Admin                           | \$ 200           | \$ 200            |
| Budget Contingency                   | \$ 18,302        | \$ 20,000         |
| <b>Total Administrative Expenses</b> | <b>\$ 96,778</b> | <b>\$ 102,088</b> |

|                                   |                   |                   |
|-----------------------------------|-------------------|-------------------|
| <b>Total Expenses - Operating</b> | <b>\$ 678,984</b> | <b>\$ 678,956</b> |
|-----------------------------------|-------------------|-------------------|

|  |             |             |
|--|-------------|-------------|
| <b>Net Operating Surplus / (Deficit)</b> | <b>\$ 0</b> | <b>\$ 0</b> |
|--|-------------|-------------|

#### **RESERVE BUDGET**

| <b>Income - Reserve</b>       |                   |                   |
|-------------------------------|-------------------|-------------------|
| Dues Income - Reserve         | \$ 339,495        | \$ 390,900        |
| Reinvestment Fees             | \$ -              | \$ -              |
| Special Assessment            | \$ -              | \$ -              |
| Interest - Reserve            | \$ -              | \$ -              |
| <b>Total Income - Reserve</b> | <b>\$ 339,495</b> | <b>\$ 390,900</b> |

| <b>Expenses - Reserve</b>             |                   |                   |
|---------------------------------------|-------------------|-------------------|
| Roofs - Capital                       | \$ 30,000         | \$ 30,000         |
| Gutter/Downspout Replacement          | \$ -              | \$ -              |
| Exterior Paint/Stain                  | \$ 98,000         | \$ 164,800        |
| Siding/Trim/Fascia Replacement        | \$ -              | \$ 10,000         |
| Light Fixture Replacement             | \$ -              | \$ -              |
| Pool & Pool Area Facilities - Capital | \$ -              | \$ -              |
| Sports Courts - Capital               | \$ -              | \$ 5,000          |
| Asphalt - Capital                     | \$ -              | \$ -              |
| Concrete - Capital                    | \$ -              | \$ 30,000         |
| Landscape Upgrades                    | \$ -              | \$ -              |
| Other - Capital                       | \$ -              | \$ -              |
| Capital Projects Management           | \$ 11,520         | \$ 21,582         |
| Architect Study                       | \$ 40,000         | \$ 25,000         |
| Reserve Study                         | \$ -              | \$ -              |
| Loan Principal                        | \$ 139,191        | \$ 13,630         |
| Loan Interest                         | \$ 18,000         | \$ 1,380          |
| <b>Total Expenses - Reserve</b>       | <b>\$ 336,711</b> | <b>\$ 300,392</b> |

|  |                 |                  |
|--|-----------------|------------------|
| <b>Net Reserve Surplus / (Deficit)</b> | <b>\$ 2,784</b> | <b>\$ 89,508</b> |
|--|-----------------|------------------|

|                                      |                 |                  |
|--------------------------------------|-----------------|------------------|
| <b>NET TOTAL SURPLUS / (DEFICIT)</b> | <b>\$ 2,784</b> | <b>\$ 89,508</b> |
|--------------------------------------|-----------------|------------------|