

Four Lakes Village 2026 Budget

Average Quarterly Dues per Unit (actual dues vary by unit)

	<u>2025</u>	<u>2026</u>	<u>% Change</u>
Operating dues	\$ 2,294	\$ 2,294	0%
Reserve dues	\$ 1,147	\$ 1,321	15%
Total Dues	\$ 3,441	\$ 3,615	5%

OPERATING BUDGET

Income - Operating

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

Expenses - Operating

Buildings

Building Maint. & Repair	\$ 15,000	\$ 16,000
Roof Repairs	\$ 10,000	\$ 10,000
Rooftop Snow Removal	\$ 35,000	\$ 35,000
Total Buildings	\$ 60,000	\$ 61,000

Lanscaping and Grounds

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
Total Grounds	\$ 260,036	\$ 271,025

Amenities

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
Total Amenities	\$ 18,500	\$ 19,500

Utilities

Cable & Internet	\$ 60,921	\$ 60,894
Electricity	\$ 2,500	\$ 2,800
Gas	\$ 3,500	\$ 3,500
Water	\$ 80,000	\$ 60,000
Sewer	\$ 500	\$ 500
Total Utilities	\$ 147,421	\$ 127,694

Professional Fees

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
Total Professional Fees	\$ 96,250	\$ 97,650
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
Total Administrative Expenses	\$ 96,778	\$ 102,088
Total Expenses - Operating	\$ 678,984	\$ 678,956
Net Operating Surplus / (Deficit)	\$ 0	\$ 0
 <u>RESERVE BUDGET</u>		
Income - Reserve		
Dues Income - Reserve	\$ 339,495	\$ 390,900
Reinvestment Fees	\$ -	\$ -
Special Assessment	\$ -	\$ -
Interest - Reserve	\$ -	\$ -
Total Income - Reserve	\$ 339,495	\$ 390,900
Expenses - Reserve		
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
Total Expenses - Reserve	\$ 336,711	\$ 300,392
Net Reserve Surplus / (Deficit)	\$ 2,784	\$ 89,508
NET TOTAL SURPLUS / (DEFICIT)	\$ 2,784	\$ 89,508