

Four Lakes Village Homeowners Association, Inc.

Budget vs. Actuals: 2025 Budget - FY25 P&L

January - June, 2025

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Amenity Keys	250.00		250.00
Architectural Review Fee	500.00		500.00
Homeowners Dues	509,239.76	509,239.50	0.26
Interest - Operating	48.33		48.33
Late Fees	690.99		690.99
Transfer to Reserves	-199,747.50	-169,747.50	-30,000.00
Violation Fines	3,825.00		3,825.00
Total Income	\$314,806.58	\$339,492.00	\$ -24,685.42
GROSS PROFIT	\$314,806.58	\$339,492.00	\$ -24,685.42
Expenses			
Administrative Expenses			
Budget Contingency		9,151.02	-9,151.02
Insurance	48,798.54	58,158.70	-9,360.16
Misc. Admin	91.00	200.00	-109.00
Property Taxes		0.00	0.00
QuickBooks Payments Fees	523.39		523.39
Website & Accounting Software	633.36	694.02	-60.66
Total Administrative Expenses	50,046.29	68,203.74	-18,157.45
Amenities			
Mailboxes		499.98	-499.98
Pool Area Facilities (Restrooms, Pump Room, Etc.)	2,355.76	1,000.00	1,355.76
Pool Service, Maintenance & Supplies	3,918.13	3,500.00	418.13
Sports Courts	2,800.00	1,400.00	1,400.00
Total Amenities	9,073.89	6,399.98	2,673.91
Buildings			
Building Repair & Maintenance	3,890.46	7,500.00	-3,609.54
Roof Repairs	4,500.00	4,999.98	-499.98
Rooftop Snow Removal	1,220.00	21,875.00	-20,655.00
Total Buildings	9,610.46	34,374.98	-24,764.52
Grounds			
Asphalt/Concrete Repair & Maint.		2,500.02	-2,500.02
Irrigation System Repairs & Maint.	262.00	7,500.00	-7,238.00
Landscaping - Base Contract	35,910.00	41,895.00	-5,985.00
Landscaping - Other	5,635.00	5,499.00	136.00
Misc. Grounds Repair & Maint.		250.00	-250.00
Mulch Repair		0.00	0.00
Snow Removal (Driveways & Walkways)	34,364.24	35,295.60	-931.36
Tree & Shrub Care, Removal, Pruning	15,322.00	46,000.00	-30,678.00
Total Grounds	91,493.24	138,939.62	-47,446.38
Professional Fees			
Legal Fees	12,075.00	6,499.98	5,575.02

Four Lakes Village Homeowners Association, Inc.

Budget vs. Actuals: 2025 Budget - FY25 P&L

January - June, 2025

		TOTAL	
		ACTUAL	BUDGET OVER BUDGET
Management Fees - Base	39,900.00	40,050.00	-150.00
Management Fees - Extra	737.50	1,249.98	-512.48
Tax Prep & Audit Services	319.94	650.00	-330.06
Total Professional Fees	53,032.44	48,449.96	4,582.48
Utilities			
Cable & Internet	29,457.62	30,460.50	-1,002.88
Electricity	1,587.96	1,249.98	337.98
Gas	1,425.58	1,750.02	-324.44
Sewer	224.64	250.02	-25.38
Water	8,869.94	16,000.00	-7,130.06
Total Utilities	41,565.74	49,710.52	-8,144.78
Total Expenses	\$254,822.06	\$346,078.80	\$ -91,256.74
NET OPERATING INCOME	\$59,984.52	\$ -6,586.80	\$66,571.32
Other Income			
Interest - Reserve	220.06		220.06
Reserve Contribution	199,747.50	169,747.50	30,000.00
Total Other Income	\$199,967.56	\$169,747.50	\$30,220.06
Other Expenses			
Architect Study	16,000.00	10,000.00	6,000.00
Capital Project Management	7,025.22	5,760.00	1,265.22
Interest - Loan	5,271.33	9,000.00	-3,728.67
Painting	34,818.50	20,000.00	14,818.50
Pool and Pool Facilities	27,573.00		27,573.00
Roofs - Capital	47,320.00	30,000.00	17,320.00
Siding/Trim/Fascia	640.00		640.00
Tennis/Pickleball Courts	1,777.22		1,777.22
Total Other Expenses	\$140,425.27	\$74,760.00	\$65,665.27
NET OTHER INCOME	\$59,542.29	\$94,987.50	\$ -35,445.21
NET INCOME	\$119,526.81	\$88,400.70	\$31,126.11