

Four Lakes Village Homeowners Association, Inc.

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

January - March, 2025

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Income			
Homeowners Dues	254,619.88	254,619.75	0.13
Interest - Operating	23.81		23.81
Late Fees	311.36		311.36
Transfer to Reserves	-84,873.75	-84,873.75	0.00
Violation Fines	3,225.00		3,225.00
Total Income	\$173,306.30	\$169,746.00	\$3,560.30
GROSS PROFIT	\$173,306.30	\$169,746.00	\$3,560.30
Expenses			
Administrative Expenses			
Budget Contingency		4,575.51	-4,575.51
Insurance	31,671.21	39,729.79	-8,058.58
Misc. Admin	73.00	200.00	-127.00
Property Taxes		0.00	0.00
QuickBooks Payments Fees	523.39		523.39
Website & Accounting Software	425.97	347.01	78.96
Total Administrative Expenses	32,693.57	44,852.31	-12,158.74
Amenities			
Mailboxes		249.99	-249.99
Pool Area Facilities (Restrooms, Pump Room, Etc.)	310.79	0.00	310.79
Pool Service, Maintenance & Supplies	221.41	0.00	221.41
Sports Courts		0.00	0.00
Total Amenities	532.20	249.99	282.21
Buildings			
Building Repair & Maintenance	3,240.46	3,750.00	-509.54
Roof Repairs	4,500.00	2,499.99	2,000.01
Rooftop Snow Removal	1,220.00	21,875.00	-20,655.00
Total Buildings	8,960.46	28,124.99	-19,164.53
Grounds			
Asphalt/Concrete Repair & Maint.		1,250.01	-1,250.01
Irrigation System Repairs & Maint.		0.00	0.00
Landscaping - Base Contract		0.00	0.00
Landscaping - Other		0.00	0.00
Misc. Grounds Repair & Maint.		0.00	0.00
Mulch Repair		0.00	0.00
Snow Removal (Driveways & Walkways)	33,168.00	35,295.60	-2,127.60
Tree & Shrub Care, Removal, Pruning	15,322.00	23,000.00	-7,678.00
Total Grounds	48,490.00	59,545.61	-11,055.61
Professional Fees			
Legal Fees	3,885.00	3,249.99	635.01
Management Fees - Base	20,025.00	20,025.00	0.00
Management Fees - Extra	737.50	624.99	112.51

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Tax Prep & Audit Services	313.13	0.00	313.13
Total Professional Fees	24,960.63	23,899.98	1,060.65
Utilities			
Cable & Internet	14,728.11	15,230.25	-502.14
Electricity	856.83	624.99	231.84
Gas	942.27	875.01	67.26
Sewer	112.32	125.01	-12.69
Water	2,208.92	0.00	2,208.92
Total Utilities	18,848.45	16,855.26	1,993.19
Total Expenses	\$134,485.31	\$173,528.14	\$ -39,042.83
NET OPERATING INCOME	\$38,820.99	\$ -3,782.14	\$42,603.13
Other Income			
Interest - Reserve	126.48		126.48
Reserve Contribution	84,873.75	84,873.75	0.00
Total Other Income	\$85,000.23	\$84,873.75	\$126.48
Other Expenses			
Architect Study		0.00	0.00
Capital Project Management	4,918.32	2,880.00	2,038.32
Interest - Loan	3,019.01	4,500.00	-1,480.99
Painting		0.00	0.00
Pool and Pool Facilities	26,658.00		26,658.00
Roofs - Capital	27,920.00	30,000.00	-2,080.00
Total Other Expenses	\$62,515.33	\$37,380.00	\$25,135.33
NET OTHER INCOME	\$22,484.90	\$47,493.75	\$ -25,008.85
NET INCOME	\$61,305.89	\$43,711.61	\$17,594.28