

Four Lakes Village Homeowners Association

Budget vs. Actuals

January - June, 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Amenity Keys	50.00		50.00
Architectural Review Fee	750.00		750.00
HOA Dues - Operating	339,478.16	339,478.14	0.02
Interest - Operating	64.11		64.11
Late Fees	809.64		809.64
Violation Fines	6.10		6.10
Total Income	\$341,158.01	\$339,478.14	\$1,679.87
GROSS PROFIT	\$341,158.01	\$339,478.14	\$1,679.87
Expenses			
Administrative Expenses			
Budget Contingency		10,000.02	-10,000.02
Insurance	52,873.48	60,604.95	-7,731.47
Misc. Admin	72.44	200.00	-127.56
Website & Accounting Software	849.12	694.02	155.10
Total Administrative Expenses	53,795.04	71,498.99	-17,703.95
Amenities			
Mailboxes	55.50	499.98	-444.48
Pool Area Facilities (Restrooms, Pump Room, Etc.)	1,598.58	2,800.00	-1,201.42
Pool Service, Maintenance & Supplies	4,755.00	2,500.00	2,255.00
Sports Courts	2,595.00	3,500.00	-905.00
Total Amenities	9,004.08	9,299.98	-295.90
Buildings			
Building Repair & Maintenance	2,082.31	7,999.98	-5,917.67
Roof Repairs	12,750.00	4,999.98	7,750.02
Rooftop Snow Removal		21,875.00	-21,875.00
Total Buildings	14,832.31	34,874.96	-20,042.65
Grounds			
Asphalt/Concrete Repair & Maint.	172.90	1,249.98	-1,077.08
Irrigation System Repairs & Maint.	4,534.33	9,500.00	-4,965.67
Landscaping - Base Contract	37,704.00	43,990.50	-6,286.50
Landscaping - Other	3,982.36	14,501.00	-10,518.64
Misc. Grounds Repair & Maint.	47.50	250.00	-202.50
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	51,000.00	-34,928.00
Total Grounds	92,150.09	157,086.33	-64,936.24
Professional Fees			
Legal Fees	-5,412.00	7,500.00	-12,912.00
Management Fees - Base	39,750.00	39,750.00	0.00
Management Fees - Extra	30.00	1,249.98	-1,219.98
Tax Prep & Audit Services	302.49	650.00	-347.51

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		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Total Professional Fees	34,670.49	49,149.98	-14,479.49
Utilities			
Cable & Internet	25,526.60	30,447.00	-4,920.40
Electricity	1,266.06	1,399.98	-133.92
Gas	831.07	1,750.02	-918.95
Sewer	235.92	250.02	-14.10
Water	9,588.69	19,200.00	-9,611.31
Total Utilities	37,448.34	53,047.02	-15,598.68
Total Expenses	\$241,900.35	\$374,957.26	\$ -133,056.91
NET OPERATING INCOME	\$99,257.66	\$ -35,479.12	\$134,736.78
Other Income			
Reserve Income			
HOA Dues - Reserve	195,449.94	195,450.00	-0.06
Interest - Reserve	191.31		191.31
Reinvestment Fee	54,275.00		54,275.00
Total Reserve Income	249,916.25	195,450.00	54,466.25
Total Other Income	\$249,916.25	\$195,450.00	\$54,466.25
Other Expenses			
Reserve Expenses			
Architect Study		25,000.00	-25,000.00
Capital Project Management	1,087.20	10,791.00	-9,703.80
Concrete Driveway		15,000.00	-15,000.00
Interest - Loan	520.35	690.00	-169.65
Painting	12,080.00	98,880.00	-86,800.00
Roofs - Capital	28,400.00	30,000.00	-1,600.00
Siding/Trim/Fascia		4,999.98	-4,999.98
Tennis/Pickleball Courts	3,275.00	5,000.00	-1,725.00
Total Reserve Expenses	45,362.55	190,360.98	-144,998.43
Total Other Expenses	\$45,362.55	\$190,360.98	\$ -144,998.43
NET OTHER INCOME	\$204,553.70	\$5,089.02	\$199,464.68
NET INCOME	\$303,811.36	\$ -30,390.10	\$334,201.46