

# Four Lakes Village Homeowners Association

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

January - December 2025

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
<b>Income</b>			
Amenity Keys	250.00		250.00
Architectural Review Fee	0.00		0.00
Homeowners Dues	1,018,479.52	1,018,479.00	0.52
Interest - Operating	100.11		100.11
Late Fees	1,559.31		1,559.31
Transfer to Reserves	-419,495.00	-339,495.00	-80,000.00
Violation Fines	4,325.00		4,325.00
<b>Total Income</b>	<b>\$605,218.94</b>	<b>\$678,984.00</b>	<b>\$ -73,765.06</b>
<b>GROSS PROFIT</b>	<b>\$605,218.94</b>	<b>\$678,984.00</b>	<b>\$ -73,765.06</b>
<b>Expenses</b>			
<b>Administrative Expenses</b>			
Bank Service Charge	0.00		0.00
Budget Contingency		18,302.00	-18,302.00
Insurance	71,635.00	76,587.61	-4,952.61
Misc. Admin	1,433.21	200.00	1,233.21
Property Taxes		300.00	-300.00
QuickBooks Payments Fees	523.39		523.39
Website & Accounting Software	1,090.79	1,388.00	-297.21
<b>Total Administrative Expenses</b>	<b>74,682.39</b>	<b>96,777.61</b>	<b>-22,095.22</b>
<b>Amenities</b>			
Mailboxes	2,637.51	1,000.00	1,637.51
Pool Area Facilities (Restrooms, Pump Room, Etc.)	5,098.19	2,500.00	2,598.19
Pool Service, Maintenance & Supplies	9,349.47	11,500.00	-2,150.53
Sports Courts	5,590.00	3,500.00	2,090.00
<b>Total Amenities</b>	<b>22,675.17</b>	<b>18,500.00</b>	<b>4,175.17</b>
<b>Buildings</b>			
Building Repair & Maintenance	12,714.85	15,000.00	-2,285.15
Roof Repairs	8,000.00	10,000.00	-2,000.00
Rooftop Snow Removal	1,220.00	35,000.00	-33,780.00
<b>Total Buildings</b>	<b>21,934.85</b>	<b>60,000.00</b>	<b>-38,065.15</b>
<b>Grounds</b>			
Asphalt/Concrete Repair & Maint.	580.58	5,000.00	-4,419.42
Irrigation System Repairs & Maint.	19,203.20	15,000.00	4,203.20
Landscaping - Base Contract	83,790.00	83,790.00	0.00
Landscaping - Other	21,581.00	16,000.00	5,581.00
Misc. Grounds Repair & Maint.	4.13	1,000.00	-995.87
Mulch Repair	38,463.00	35,000.00	3,463.00
Snow Removal (Driveways & Walkways)	53,714.24	58,246.00	-4,531.76
Tree & Shrub Care, Removal, Pruning	35,257.19	46,000.00	-10,742.81
<b>Total Grounds</b>	<b>252,593.34</b>	<b>260,036.00</b>	<b>-7,442.66</b>
<b>Professional Fees</b>			

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	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Legal Fees	18,480.00	13,000.00	5,480.00
Management Fees - Base	79,650.00	80,100.00	-450.00
Management Fees - Extra	1,225.00	2,500.00	-1,275.00
Tax Prep & Audit Services	319.94	650.00	-330.06
<b>Total Professional Fees</b>	<b>99,674.94</b>	<b>96,250.00</b>	<b>3,424.94</b>
Utilities			
Cable & Internet	58,920.05	60,921.00	-2,000.95
Electricity	2,762.71	2,500.00	262.71
Gas	2,786.79	3,500.00	-713.21
Sewer	449.28	500.00	-50.72
Water	49,913.12	80,000.00	-30,086.88
<b>Total Utilities</b>	<b>114,831.95</b>	<b>147,421.00</b>	<b>-32,589.05</b>
<b>Total Expenses</b>	<b>\$586,392.64</b>	<b>\$678,984.61</b>	<b>\$ -92,591.97</b>
NET OPERATING INCOME	<b>\$18,826.30</b>	<b>\$ -0.61</b>	<b>\$18,826.91</b>
Other Income			
Interest - Reserve	398.67		398.67
Reinvestment Fee	28,925.00		28,925.00
Reserve Contribution	419,495.00	339,495.00	80,000.00
<b>Total Other Income</b>	<b>\$448,818.67</b>	<b>\$339,495.00</b>	<b>\$109,323.67</b>
Other Expenses			
Architect Study	26,000.00	40,000.00	-14,000.00
Asphalt	3,268.80		3,268.80
Capital Project Management	16,193.66	11,520.00	4,673.66
Gutter/Downspout Replacement	5,625.00		5,625.00
Interest - Loan	8,523.58	18,000.00	-9,476.42
Light Fixture Replacement	175.01		175.01
Painting	99,468.75	98,000.00	1,468.75
Pool and Pool Facilities	27,573.00		27,573.00
Roofs - Capital	47,320.00	30,000.00	17,320.00
Siding/Trim/Fascia	8,931.00		8,931.00
Tennis/Pickleball Courts	1,777.22		1,777.22
<b>Total Other Expenses</b>	<b>\$244,856.02</b>	<b>\$197,520.00</b>	<b>\$47,336.02</b>
NET OTHER INCOME	<b>\$203,962.65</b>	<b>\$141,975.00</b>	<b>\$61,987.65</b>
NET INCOME	<b>\$222,788.95</b>	<b>\$141,974.39</b>	<b>\$80,814.56</b>