

Four Lakes Village Homeowners Association, Inc.

Budget vs. Actuals: Budget_FY23_P&L - FY23 P&L

January - December 2023

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Homeowners Dues	473,965.60	473,965.00	0.60
Interest - Operating	2,982.61		2,982.61
Key Cards/Fob	40.00		40.00
Late Fees	418.39	750.00	-331.61
Owner Bill Back	6,951.25		6,951.25
Reinvestment Fees	29,450.00		29,450.00
Special Assessment Income	160,000.09		160,000.09
Total Income	\$673,807.94	\$474,715.00	\$199,092.94
GROSS PROFIT	\$673,807.94	\$474,715.00	\$199,092.94
Expenses			
Administrative Expenses			
Accounting/Audit/Tax Prep	644.45		644.45
Insurance	54,045.00	54,300.00	-255.00
Legal Fees	48,848.00	15,000.00	33,848.00
Licenses, Fees & Permits	215.00		215.00
Management Fees	93,600.00	96,600.00	-3,000.00
Management Special Services	10,327.80		10,327.80
Miscellaneous Expense	8.00	23,000.00	-22,992.00
Professional Fees	1,665.00		1,665.00
Property Taxes	182.68	300.00	-117.32
QuickBooks Payments Fees	1,091.27		1,091.27
Website & IT Services	1,200.00		1,200.00
Total Administrative Expenses	211,827.20	189,200.00	22,627.20
Landscaping			
Landscaping	56,850.25		56,850.25
Irrigation Repair	19,060.40	10,000.00	9,060.40
Landscape Maintenance Contract		41,600.00	-41,600.00
Landscaping - Other	11,750.00	5,500.00	6,250.00
Mulch Repair	23,195.00	12,825.00	10,370.00
Tree & Shrub Maintenance	20,351.53	25,000.00	-4,648.47
Tree Spraying & Fertilization	15,322.00	16,000.00	-678.00
Total Landscaping	146,529.18	110,925.00	35,604.18
Repairs & Maintenance			
Electrical & Lighting Repair	991.03		991.03
General Repairs & Maintenance	5,949.71	10,000.00	-4,050.29
Gutter Repairs	7,464.00		7,464.00
Pest Control	741.00		741.00
Pool Maintenance & Supplies	2,990.00		2,990.00
Pool Services Contract	4,590.00	8,200.00	-3,610.00
Rockery Maintenance		1,500.00	-1,500.00
Roof Maintenance	2,000.00	3,000.00	-1,000.00
Snow Removal	98,270.00	10,500.00	87,770.00

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January - December 2023

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Total Repairs & Maintenance	122,995.74	33,200.00	89,795.74
Utilities			
Cable & Internet	62,899.74	62,790.00	109.74
Electricity	1,894.29	4,500.00	-2,605.71
Gas	2,766.62		2,766.62
Sewer	386.65		386.65
Water	62,463.48	75,000.00	-12,536.52
Total Utilities	130,410.78	142,290.00	-11,879.22
Total Expenses	\$611,762.90	\$475,615.00	\$136,147.90
NET OPERATING INCOME	\$62,045.04	\$ -900.00	\$62,945.04
Other Income			
Interest - Reserve	1,986.16	50.00	1,936.16
Reserve Income	334,357.36	334,357.00	0.36
Total Other Income	\$336,343.52	\$334,407.00	\$1,936.52
Other Expenses			
Architect Study		30,000.00	-30,000.00
Concrete Driveway	10,317.60	20,000.00	-9,682.40
Electrical Meters	4,524.00		4,524.00
Interest - Loan	26,958.79	27,945.72	-986.93
Landscaping Project	31,411.13	12,000.00	19,411.13
Painting	52,694.00	45,000.00	7,694.00
Pool & Tennis Court	1,631.65	5,000.00	-3,368.35
Privacy Walls		5,000.00	-5,000.00
Roof Replacement	143,000.00		143,000.00
Total Other Expenses	\$270,537.17	\$144,945.72	\$125,591.45
NET OTHER INCOME	\$65,806.35	\$189,461.28	\$ -123,654.93
NET INCOME	\$127,851.39	\$188,561.28	\$ -60,709.89