

Four Lakes Village Homeowners Association, Inc.

Budget vs. Actuals: 2024 Budget - FY24 P&L

January - September, 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Income			
Homeowners Dues	727,489.89	727,489.50	0.39
Interest - Operating	56.72	749.97	-693.25
Key Cards/Fob	40.00		40.00
Late Fees	941.71	150.03	791.68
Reinvestment Fees	33,925.00	7,500.01	26,424.99
Transfer to Reserves	-254,621.43	-254,621.43	0.00
Violation Fine	100.00		100.00
Total Income	\$507,931.89	\$481,268.08	\$26,663.81
GROSS PROFIT	\$507,931.89	\$481,268.08	\$26,663.81
Expenses			
Administrative Expenses			
Accounting Software	598.35		598.35
Accounting/Audit/Tax Prep	227.54	650.00	-422.46
Bank Service Charge	0.00		0.00
Legal Fees	26,199.00	25,000.00	1,199.00
Licenses, Fees & Permits		0.00	0.00
Miscellaneous Expense	1,190.68	200.00	990.68
Professional Fees	2,050.00		2,050.00
QuickBooks Payments Fees	3,405.88		3,405.88
Website & IT Services	517.15	900.00	-382.85
Total Administrative Expenses	34,188.60	26,750.00	7,438.60
Amenities			
Locks, Gates, Fences, Mailboxes	2,497.00		2,497.00
Pool Area Facilities (Restroom, Pump Room, Etc.)	4,498.42		4,498.42
Pool Maintenance & Supplies	2,827.80	4,000.00	-1,172.20
Pool Services Contract	4,887.04	7,500.00	-2,612.96
Tennis Court Maintenance & Repair	3,249.71		3,249.71
Total Amenities	17,959.97	11,500.00	6,459.97
Landscaping			
Irrigation Repair	10,254.62	16,000.00	-5,745.38
Landscape Maintenance Contract	68,400.00	69,000.00	-600.00
Landscaping - Other	2,649.80	8,000.00	-5,350.20
Mulch Repair	24,863.00	33,834.00	-8,971.00
Tree & Shrub Maintenance	20,429.41	25,000.00	-4,570.59
Tree Spraying & Fertilization	15,322.00	16,000.00	-678.00
Total Landscaping	141,918.83	167,834.00	-25,915.17
Management			
Management Fees - Base	53,550.00	53,550.00	0.00
Management Fees - Extra	6,726.04	7,500.01	-773.97
Miscellaneous Labor/Materials	29.45	0.00	29.45
Total Management	60,305.49	61,050.01	-744.52

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Repairs & Maintenance			
Electrical & Lighting Repair	3,003.93	1,125.00	1,878.93
General Repairs & Maintenance	2,876.83	9,000.00	-6,123.17
Gutter Repairs	1,584.65		1,584.65
Pest Control	8,420.00	749.97	7,670.03
Rockery Maintenance	1,630.00	1,125.00	505.00
Roof Maintenance	47.50	13,500.00	-13,452.50
Total Repairs & Maintenance	17,562.91	25,499.97	-7,937.06
Snow Removal			
Ice Melt	2,904.00	1,937.50	966.50
Sidewalk Shoveling		0.00	0.00
Snow Removal (driveways & walkways)	35,290.00	24,687.50	10,602.50
Snow Removal (roofs)	19,625.00	31,250.00	-11,625.00
Total Snow Removal	57,819.00	57,875.00	-56.00
Taxes & Insurance			
Insurance	63,823.00	59,730.00	4,093.00
Property Taxes		0.00	0.00
Total Taxes & Insurance	63,823.00	59,730.00	4,093.00
Utilities			
Cable & Internet	44,725.29	48,647.97	-3,922.68
Electricity	1,206.66	1,874.97	-668.31
Gas	1,676.51	2,625.03	-948.52
Sewer	362.51	375.03	-12.52
Water	56,610.78	56,000.00	610.78
Total Utilities	104,581.75	109,523.00	-4,941.25
Z-Budgeted Contingency		15,000.03	-15,000.03
Total Expenses	\$498,159.55	\$534,762.01	\$ -36,602.46
NET OPERATING INCOME	\$9,772.34	\$ -53,493.93	\$63,266.27
Other Income			
Interest - Reserve	716.11	749.97	-33.86
Reserve Contribution	254,621.43	254,621.43	0.00
Special Assessment	275,000.04		275,000.04
Total Other Income	\$530,337.58	\$255,371.40	\$274,966.18
Other Expenses			
Architect Study		30,000.00	-30,000.00
Asphalt	1,750.00		1,750.00
Concrete Driveway	51.47	20,000.00	-19,948.53
Interest - Loan	14,431.84	13,268.97	1,162.87
Painting	14,720.00	75,000.00	-60,280.00
Pool and Pool Facilities	47,800.26	20,000.00	27,800.26
Roof Repairs	107,405.70		107,405.70
Roof Replacement	42,350.00		42,350.00

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Tennis/Pickleball Courts		10,000.00	-10,000.00
Total Other Expenses	\$228,509.27	\$168,268.97	\$60,240.30
NET OTHER INCOME	\$301,828.31	\$87,102.43	\$214,725.88
NET INCOME	\$311,600.65	\$33,608.50	\$277,992.15