

October	October			ACCT	ACCOUNT	Jan-Date	Jan-Date	Y-T-D	Y-T-D	2024	REMAININ
ACTUAL	BUDGET	\$ VAR	% VAR		DESC	Y-T-D	Y-T-D	\$ VAR	% VAR	TOTAL	G
						ACTUAL	BUDGET			BUDGET	TO BE
											SPENT

INCOME

ASSESSMENT INCOME

135,548	135,545	3	0 %	Gen	4010	Assessments - Regular	135,548	135,545	3	0 %	1,626,538	(1,490,990)
0	9,000	(9,000)	(100)%	Bas	4410	Commercial Income	0	9,000	(9,000)	(100)%	108,000	(108,000)
135,548	144,545	(8,997)			TOTAL	ASSESSMENT INCOME	135,548	144,545	(8,997)		1,734,538	(1,598,990)

OTHER INCOME

0	0	0	0 %	Gen	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	0 %	Gen	4160	Pool Passes	0	0	0	0 %	2,000	(2,000)
0	8,333	(8,333)	(100)%	Gen	4170	Maintenance Service Inc.	0	8,333	(8,333)	(100)%	100,000	(100,000)
0	0	0	0 %	Gen	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
21,652	21,657	(5)	0 %	Gen	7805-5	Landscape Reimbursement	21,652	21,657	(5)	0 %	259,884	(238,232)
0	4,250	(4,250)	(100)%	Gen	7840-5	Snow & Ice Removal-Charges-7840-5	0	4,250	(4,250)	(100)%	15,000	(15,000)
267,461	300,000	(32,539)	(11)%	Ski	8872	Ski Hill Income	267,461	300,000	(32,539)	(11)%	661,145	(393,684)
0	0	0	0	Not Applicable	0	Ski Hill Goods-Income - 8872-2	0	0	0	0	0	0
289,113	334,240	(45,127)			TOTAL	OTHER INCOME	289,113	334,240	(45,127)	0	1,087,529	(798,416)

INVESTMENT INCOME

0	0	0	0	Gen	4610	Checking Account Interest	0	0	0	0	0	0
0	0	0			TOTAL	INVESTMENT INCOME	0	0	0	0	0	0

424,661	478,785	(54,124)				Total Association Income	424,661	478,785	(54,124)	0	2,822,067	(2,397,406)
----------------	----------------	-----------------	--	--	--	---------------------------------	----------------	----------------	-----------------	----------	------------------	--------------------

EXPENSES

ADMINISTRATIVE

1,326	0	(1,326)	0 %	Gen	7065	Hand Scan/Payroll Administration	1,326	0	(1,326)	0 %	24,500	23,174
765	333	(432)	(130)%	Gen	7623	Antenna/Cable Services	765	333	(432)	(130)%	4,000	3,235
1,382	458	(924)	(202)%	Gen	8550	General Office Expenses	1,382	458	(924)	(202)%	5,500	4,118
925	1,025	100	10 %	Gen	8521	Legal Services (Assn)	925	1,025	100	10 %	12,300	11,375
0	0	0	0 %	Gen	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	417	417	100 %	Gen	8540	Professional Services	0	417	417	100 %	5,000	5,000
1,287	692	(595)	(86)%	Gen	8551	Photocopy/Reproduction	1,287	692	(595)	(86)%	8,300	7,013
123	188	65	34 %	Gen	8552	Postage Expenses	123	188	65	34 %	2,250	2,127
38	35	(3)	(8)%	Gen	8553	Coupon Books/Lockbox Fee	38	35	(3)	(8)%	420	382
238	0	(238)	0 %	Gen	8554	Credit Card Charges	238	0	(238)	0 %	1,500	1,262
16	175	159	91 %	Gen	8555	Employee Relations	16	175	159	91 %	1,500	1,484
1,234	216	(1,018)	(471)%	Gen	8556	Dues, Fees, & Licenses	1,234	216	(1,018)	(471)%	5,500	4,266
0	188	188	100 %	Gen	8557	Office Equipment Expense	0	188	188	100 %	2,250	2,250
333	333	1	0 %	Gen	8565	Internet/Website Expense	333	333	1	0 %	4,000	3,668
751	0	(751)	0 %	Gen	8575	Promotions/Social Activity	751	0	(751)	0 %	8,000	7,249
0	21	21	100 %	Gen	8576	Meeting Expenses	0	21	21	100 %	250	250
1,332	1,145	(187)	(16)%	Gen	8590	Interest Pd:Debt,Loans	1,332	1,145	(187)	(16)%	13,743	12,411
0	0	0	0 %	Ski	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	750	750	100 %	Ski	8875	Office Equipment	0	750	750	100 %	3,500	3,500
1,725	583	(1,142)	(196)%	Ski	8876	Web Site Maintenance	1,725	583	(1,142)	(196)%	7,000	5,275
11,475	6,559	(4,915)			TOTAL	ADMINISTRATIVE EXPENSES	11,475	6,559	(4,915)	0	131,513	120,039

PAYROLL & BENEFITS

2,399	2,399	2,399	2,399	Gen	7010	Building Manager	2,399	2,399	2,399	2,399	2,399	2,399
0	0	0	0	Gen	7013	Special Event Payroll	0	0	0	0	0	0
0	0	0	0	Gen	7014	Rec Director	0	0	0	0	0	0
53,337	53,337	53,337	53,337	Gen	7020	Maintenance Salaries	53,337	53,337	53,337	53,337	53,337	53,337
16,978	16,978	16,978	16,978	Gen	7081	PR Tax/Benefits	16,978	16,978	16,978	16,978	16,978	16,978
297	297	297	297	Gen	7083	Life/Medical Insurance	297	297	297	297	297	297

438	438	438	438	Gen	7084	State Unemployment Tax	438	438	438	438	438	438
0	0	0	0	Gen	7085	Workers Comp Insurance	0	0	0	0	0	0
(2,022)	(2,022)	(2,022)	(2,022)	Gen	7086	Medical/Life Insurance	(2,022)	(2,022)	(2,022)	(2,022)	(2,022)	(2,022)
0	0	0	0	Gen	7088	Gifts	0	0	0	0	0	0
0	0	0	0	Gen	7089	Misc. Payroll Benefit	0	0	0	0	0	0
5,453	5,453	5,453	5,453	Gen	8030	Pool P/R, Taxes, Benefits	5,453	5,453	5,453	5,453	5,453	5,453
46,038	46,038	46,038	46,038	Ski	8877	Ski Hill Payroll	46,038	46,038	46,038	46,038	46,038	46,038
11,000	11,000	11,000	11,000	Ski	8877-2	VS Salaries	11,000	11,000	11,000	11,000	11,000	11,000
0	0	0	0	Ski	8878	Building Manager PR	0	0	0	0	0	0
24,508	24,508	24,508	24,508	Ski	8878-1	Payroll Taxes	24,508	24,508	24,508	24,508	24,508	24,508
158,426	158,426	158,426			TOTAL	PAYROLL & BENEFITS	158,426	158,426	158,426	158,426	158,426	158,426

INSURANCE												
27,180	10,000	(17,180)	(172)%	Gen	8710	All Association Insurance	27,180	10,000	(17,180)	(172)%	135,460	108,280
0	1,242	1,242	100 %	Bas	8720	Insurance Premiums	0	1,242	1,242	100 %	14,901	14,901
0	5,545	5,545	100 %	Ski	8874	Ski Hill Insurance-8874	0	5,545	5,545	100 %	63,961	63,961
27,180	16,787	(10,393)			TOTAL	INSURANCE	27,180	16,787	(10,393)		214,322	187,142

UTILITIES												
7,223	3,833	(3,390)	(88)%	Gen	7210	Electricity	7,223	3,833	(3,390)	(88)%	46,000	38,777
10,151	2,083	(8,068)	(387)%	Gen	7220	Water Other-MHOA	10,151	2,083	(8,068)	(387)%	25,000	14,849
1,774	1,667	(107)	(6)%	Gen	7230	Gas	1,774	1,667	(107)	(6)%	20,000	18,226
547	458	(89)	(19)%	Gen	8560	Telephone/Pager Expense	547	458	(89)	(19)%	5,500	4,953
0	4,000	4,000	100 %	Ski	8879	Electric	0	4,000	4,000	100 %	15,000	15,000
337	0	(337)	0 %	Ski	8879-1	Gas ski-8879-1	337	0	(337)	0 %	0	(337)
728	0	(728)	0 %	Ski	8879-2	Telephone	728	0	(728)	0 %	0	(728)
20,760	12,041	(8,719)			TOTAL	UTILITIES	20,760	12,041	(8,719)		111,500	90,740

OPERATIONS												
0	0	0	0 %	Gen	7475	Uniforms	0	0	0	0 %	4,750	4,750
0	0	0	0 %	Ski	8880	Uniforms	0	0	0	0 %	6,000	6,000
0	0	0			TOTAL	OPERATIONS	0	0	0		10,750	10,750

CONTRACTED SERVICES												
600	600	0	0 %	Gen	8562	Records Storage	600	600	0	0 %	7,200	6,600
951	516	(435)	(84)%	Gen	7410	Scavenger Services	951	516	(435)	(84)%	6,186	5,235
27,783	30,000	2,217	7 %	Gen	7840	Snow & Ice Removal Exp.-7840	27,783	30,000	2,217	7 %	150,000	122,217
0	0	0	0 %	Gen	7830	Lakes,Ponds&Fountains	0	0	0	0 %	17,000	17,000
3,087	926	(2,161)	(233)%	Ski	8881	Snow Removal	3,087	926	(2,161)	(233)%	4,631	1,544
32,421	32,042	(379)			TOTAL	CONTRACTED SERVICES	32,421	32,042	(379)		185,017	152,596

REPAIRS & MAINTENANCE												
0	0	0	0 %	Gen	7420	Exterminating	0	0	0	0 %	8,500	8,500
0	792	792	100 %	Gen	7450	Fire Prevention	0	792	792	100 %	9,500	9,500
41	2,583	2,542	98 %	Gen	7600	Building Repair Maint	41	2,583	2,542	98 %	31,000	30,959
4,155	2,250	(1,905)	(85)%	Gen	7607	Janitorial Supplies & Maint	4,155	2,250	(1,905)	(85)%	27,000	22,845
5,983	1,375	(4,608)	(335)%	Gen	7608	Equipment Repairs	5,983	1,375	(4,608)	(335)%	16,500	10,517
33	1,333	1,300	98 %	Gen	7610	Plumbing Repairs/Supplies	33	1,333	1,300	98 %	16,000	15,967
168	683	515	75 %	Gen	7620	Electric Repairs/Supplies	168	683	515	75 %	8,200	8,032
0	500	500	100 %	Gen	7632	HVAC Repairs/Supplies	0	500	500	100 %	6,000	6,000
0	375	375	100 %	Gen	7644	Glass Replacement	0	375	375	100 %	4,500	4,500
1,775	1,500	(275)	(18)%	Gen	7647	Garage Maintenance/Repairs	1,775	1,500	(275)	(18)%	18,000	16,225
0	375	375	100 %	Gen	7650	All Painting & Decorating	0	375	375	100 %	4,500	4,500
1,500	0	(1,500)	0 %	Gen	7670	Roof Repairs & Supplies	1,500	0	(1,500)	0 %	4,000	2,500
8,782	0	(8,782)	0 %	Gen	7805	Landscape Maint HOA	8,782	0	(8,782)	0 %	28,000	19,218
0	0	0	0 %	Gen	7811	Trees & Bushes	0	0	0	0 %	20,000	20,000
28,936	20,000	(8,936)	(45)%	Gen	7842	Snow Removal Equipment/Supplies	28,936	20,000	(8,936)	(45)%	60,000	31,064
0	0	0	0 %	Gen	7871	Paving	0	0	0	0 %	5,000	5,000

0	0	0	0 %	Gen	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	19,000	19,000
92	0	(92)	0 %	Gen	8111	Clubhouse/Recreation Repair/Mainten	92	0	(92)	0 %	10,500	10,409
0	0	0	0 %	Gen	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	0 %	Gen	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	0 %	Gen	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
0	2,083	2,083	100 %	Gen	8501	Association Chargebacks	0	2,083	2,083	100 %	25,000	25,000
1,178	2,500	1,322	53 %	Ski	8882	Equipment Services	1,178	2,500	1,322	53 %	5,000	3,822
115	0	(115)	0 %	Ski	8882-2	Maintenance Vehicles	115	0	(115)	0 %	0	(115)

52,758	36,349	(16,409)		TOTAL		REPAIRS & MAINTENANCE	52,758	36,349	(16,409)		338,700	285,943
---------------	---------------	-----------------	--	--------------	--	----------------------------------	---------------	---------------	-----------------	--	----------------	----------------

PROFESSIONAL SERVICES

3,835	3,451	(384)	(11)%	Gen	8505	Management Contract	3,835	3,451	(384)	(11)%	41,761	37,926
0	384	384	100 %	Ski	8886	SKI-Management Contract-8886	0	384	384	100 %	4,640	4,640

3,835	3,835	0		TOTAL		PROFESSIONAL SERVICES	3,835	3,835	0		46,401	42,566
--------------	--------------	----------	--	--------------	--	------------------------------	--------------	--------------	----------	--	---------------	---------------

OTHER EXPENSES

2,460	2,647	187	7 %	Gen	8807	Loan Payment	2,460	2,647	187	7 %	31,762	29,302
0	0	0	0 %	Not Applicable	0	Provision for Operating Cash	0	0	0	0 %	0	0
71	6,500	6,429	99 %	Ski	8887	SKI-Credit Card Charges-8887	71	6,500	6,429	99 %	19,750	19,679

2,531	9,147	6,616		TOTAL		OTHER EXPENSES	2,531	9,147	6,616		51,512	48,981
--------------	--------------	--------------	--	--------------	--	-----------------------	--------------	--------------	--------------	--	---------------	---------------

TAXES

0	0	0	0 %	Bas	8581	Real Estate Taxes	0	0	0	0 %	68,250	68,250
---	---	---	-----	-----	------	-------------------	---	---	---	-----	--------	--------

0	0	0		TOTAL		TAXES	0	0	0		68,250	68,250
----------	----------	----------	--	--------------	--	--------------	----------	----------	----------	--	---------------	---------------

SKI HILL EXPENSES

2,823	1,500	(1,323)	(88)%	Ski	8883	Grounds	2,823	1,500	(1,323)	(88)%	21,500	18,677
0	0	0	0 %		8884	Ski Hill Goods-Expense-8884	0	0	0	0 %	3,000	3,000
0	2,500	2,500	100 %	Ski	8885	Advertising	0	2,500	2,500	100 %	15,000	15,000

2,823	4,000	1,177		TOTAL		SKI HILL EXPENSES	2,823	4,000	1,177		39,500	36,677
--------------	--------------	--------------	--	--------------	--	--------------------------	--------------	--------------	--------------	--	---------------	---------------

RESERVE CONTRIBUTIONS

0	37,167	37,167	100 %	Gen	8801	Budgeted Trsf to Res	0	37,167	37,167	100 %	446,000	446,000
---	--------	--------	-------	-----	------	----------------------	---	--------	--------	-------	---------	---------

0	37,167	37,167		TOTAL		Total Reserve Contributions	0	37,167	37,167		446,000	446,000
----------	---------------	---------------	--	--------------	--	------------------------------------	----------	---------------	---------------	--	----------------	----------------

312,209	316,353	162,571				Total Association Expense	312,209	316,353	162,571		1,801,891	1,648,110
----------------	----------------	----------------	--	--	--	----------------------------------	----------------	----------------	----------------	--	------------------	------------------

RESERVE

INVESTMENT INCOME

0	0	0	0 %	Gen	9001	Budgeted Operating Fund to Reserves	0	37,167	(37,167)	(100)%	446,000	(446,000)
0	0	0	0 %		9002	Bdgt Oper Fnd to Res - Special Pr	0	40,840	(40,840)	(100)%	490,080	(490,080)
1,716	1,716	1,716	100 %	Gen	9025	Reserve Interest Inc	1,716	3,333	(1,617)	(49)%	40,000	(38,284)
0	0	0	0 %	Not Applicable	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0 %	0	0

1,716	1,716	1,716		TOTAL		INVESTMENT INCOME	1,716	81,340	(79,624)		976,080	(974,364)
--------------	--------------	--------------	--	--------------	--	--------------------------	--------------	---------------	-----------------	--	----------------	------------------

RESERVE EXPENSES

50	0	(50)	0 %		9101	Bank Service Fees	50	0	(50)	0 %	0	(50)
38,401	0	(38,401)	0 %	Gen	9160	Building Capital Expenses-9160	38,401	0	(38,401)	0 %	137,596	99,195
9,109	28,924	19,815	69 %	Gen	9167	Grounds Capital Expense	9,109	28,924	19,815	69 %	160,115	151,006
0	0	0	0 %	Gen	9167-2	Grounds-Lakes, Ponds	0	0	0	0 %	90,000	90,000
0	0	0	0 %	Gen	0	Plumbing-Pipe Upgrades	0	0	0	0 %	0	0
0	0	0	0 %	Gen	9173	Asphalt Capital Expense	0	0	0	0 %	313,602	313,602

0	0	0 0 %	Gen	9180	Swimming Pool Capital Expense	0	0	0 0 %	1,004,076	1,004,076
---	---	-------	-----	------	-------------------------------	---	---	-------	-----------	-----------

47,510	28,924	(18,586)		TOTAL	RESERVE EXPENSES	47,510	28,924	(18,586)	1,705,389	1,657,879
(45,794)	(27,208)	20,302		TOTAL	RESERVE NET INCOME/(LOSS)	(45,794)	52,416	(61,038)	(729,309)	(2,632,243)



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	233,776	0	233,776
1100-IC	(Due To) / Due From Reserve	(334,239)	0	(334,239)
1124	Lisle Savings 6492	15,044	0	15,044
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	334,239	334,239
1201-MM	Reserve Money Market Accounts	0	533,586	533,586
1230-INV	Reserve Investment Accounts	0	1,184,542	1,184,542
		-----	-----	-----
	TOTAL CASH AND INVESTMENTS	(85,066)	2,052,367	1,967,301
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	200,818	0	200,818
1312	Other Accounts Receivable	2,493	0	2,493
1360	Resident Chargeback	650	0	650
		-----	-----	-----
	TOTAL ACCOUNTS RECEIVABLES	203,961	0	203,961
FIXED ASSETS				
1730	Asset Account	867,559	0	867,559
1731	Accumulated Depreciation	(945,345)	0	(945,345)
1740	Asset Account	119,832	0	119,832
		-----	-----	-----
	TOTAL FIXED ASSETS	42,046	0	42,046
	TOTAL ASSETS	160,941	2,052,367	2,213,308
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	21,315	0	21,315
2105	Additional Accounts Payable	(7,374)	0	(7,374)
2106	Add'l Accrued Exp	4,535	0	4,535
2130	Prepaid Assessments	25,079	0	25,079
2140	Monies Return/Transfer	1,172	0	1,172
2145	Insurance Claim Payable	2,114	0	2,114
		-----	-----	-----
	TOTAL ACCOUNTS PAYABLE	46,841	0	46,841
LOANS PAYABLE				
2980	Line of Credit	0	656,973	656,973
		-----	-----	-----
	TOTAL LOANS PAYABLE	0	656,973	656,973
DEFERRED LIABILITIES				
2351	Security Deposits	425	0	425
2355	Other Deposits	16,000	0	16,000
2521	Accrued Vacation	1,421	0	1,421
2525	Accrued Real Estate Tax/Legal	61,043	0	61,043
2550	Deferred Cable Income	180,322	0	180,322
2601	Deferred Revenue	823	0	823
		-----	-----	-----
	TOTAL DEFERRED LIABILITIES	260,034	0	260,034



0706 Four Lakes Village Condominium Homeowners Assn
Balance Sheet Comparison
01/31/2025

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL LIABILITIES	306,875	656,973	963,847
	FUND BALANCE			
3520	Retained Earnings	(287,689)	0	(287,689)
3953	Retained Earnings	0	1,441,239	1,441,239
	CURRENT PROFIT / (LOSS)	141,755	(45,845)	95,910
		-----	-----	-----
	TOTAL FUND BALANCE	(145,934)	1,395,394	1,249,460
	TOTAL LIABILITIES / FUND BALANCE	160,941	2,052,367	2,213,308

Bank balances \$250K+ aren't FDIC insured

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
GENERAL ACTIVITY											
ASSESSMENT INCOME											
135,548	135,545	3	0 %	4010	Assessments - Regular	135,548	135,545	3	0 %	1,626,538	(1,490,990)
135,548	135,545	3	0 %		Total Assessment Income	135,548	135,545	3	0 %	1,626,538	(1,490,990)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	0 %	4160	Pool Passes	0	0	0	0 %	2,000	(2,000)
0	8,333	(8,333)	(100)%	4170	Maintenance Service Inc.	0	8,333	(8,333)	(100)%	100,000	(100,000)
0	0	0	0 %	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
0	9,000	(9,000)	(100)%	4410	Commercial Income	0	9,000	(9,000)	(100)%	108,000	(108,000)
21,652	21,657	(5)	0 %	7805-5	Landscape Reimbursement	21,652	21,657	(5)	0 %	259,884	(238,232)
0	4,250	(4,250)	(100)%	7840-5	Snow & Ice Removal	0	4,250	(4,250)	(100)%	15,000	(15,000)
21,652	43,240	(21,588)	(50)%		Total Other Income	21,652	43,240	(21,588)	(50)%	534,384	(512,732)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	3,333	(3,333)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	3,333	(3,333)	(100)%	40,000	(40,000)
157,200	182,118	(24,918)	(14)%		Total General Activities Income	157,200	182,118	(24,918)	(14)%	2,200,922	(2,043,722)
GENERAL EXPENSES											
ADMINISTRATIVE											
1,326	0	(1,326)	0 %	7065	Hand Scan/Payroll Administration	1,326	0	(1,326)	0 %	24,500	23,174
765	333	(432)	(130)%	7623	Antenna/Cable Services	765	333	(432)	(130)%	4,000	3,235
1,382	458	(924)	(202)%	8550	General Office Expenses	1,382	458	(924)	(202)%	5,500	4,118
925	1,025	100	10 %	8521	Legal Services (Assn)	925	1,025	100	10 %	12,300	11,375
0	0	0	0 %	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	417	417	100 %	8540	Professional Services	0	417	417	100 %	5,000	5,000
1,287	692	(595)	(86)%	8551	Photocopy/Reproduction	1,287	692	(595)	(86)%	8,300	7,013
123	188	65	34 %	8552	Postage Expenses	123	188	65	34 %	2,250	2,127
38	35	(3)	(8)%	8553	Coupon Books/Lockbox Fee	38	35	(3)	(8)%	420	382
238	0	(238)	0 %	8554	Credit Card Charges	238	0	(238)	0 %	1,500	1,262
16	175	159	91 %	8555	Employee Relations	16	175	159	91 %	1,500	1,484
1,234	216	(1,018)	(471)%	8556	Dues, Fees, & Licenses	1,234	216	(1,018)	(471)%	5,500	4,266
0	188	188	100 %	8557	Office Equipment Expense	0	188	188	100 %	2,250	2,250
333	333	1	0 %	8565	Internet/Website Expense	333	333	1	0 %	4,000	3,668
751	0	(751)	0 %	8575	Promotions/Social Activity	751	0	(751)	0 %	8,000	7,249
0	21	21	100 %	8576	Meeting Expenses	0	21	21	100 %	250	250



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
1,332	1,145	(187)	(16)%	8590	Interest Pd:Debt,Loans	1,332	1,145	(187)	(16)%	13,743	12,411
9,749	5,226	(4,523)	(87)%		Total Administrative	9,749	5,226	(4,523)	(87)%	118,013	108,264
					PAYROLL & BENEFITS						
2,399	0	(2,399)	0 %	7010	Building Manager	2,399	0	(2,399)	0 %	0	(2,399)
14,874	6,695	(8,179)	(122)%	7011	Building Manager	14,874	6,695	(8,179)	(122)%	80,345	65,471
0	0	0	0 %	7013	Special Event Payroll	0	0	0	0 %	4,000	4,000
0	0	0	0 %	7014	Rec Director	0	0	0	0 %	39,476	39,476
53,337	21,000	(32,337)	(154)%	7020	Maintenance Salaries	53,337	21,000	(32,337)	(154)%	432,618	379,281
16,978	3,083	(13,895)	(451)%	7081	PR Tax/Benefits	16,978	3,083	(13,895)	(451)%	37,000	20,022
297	0	(297)	0 %	7083	Life/Medical Insurance	297	0	(297)	0 %	0	(297)
438	0	(438)	0 %	7084	State Unemployment Tax	438	0	(438)	0 %	0	(438)
0	604	604	100 %	7085	Workers Comp Insurance	0	604	604	100 %	7,250	7,250
(2,022)	3,917	5,939	152 %	7086	Medical/Life Insurance	(2,022)	3,917	5,939	152 %	47,000	49,022
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
0	333	333	100 %	7089	Misc. Payroll Benefit	0	333	333	100 %	4,000	4,000
5,453	0	(5,453)	0 %	8030	Pool P/R, Taxes, Benefits	5,453	0	(5,453)	0 %	50,000	44,547
91,755	35,632	(56,123)	(158)%		Total Payroll & Benefits	91,755	35,632	(56,123)	(158)%	704,939	613,184
					INSURANCE						
27,180	10,000	(17,180)	(172)%	8710	All Association Insurance	27,180	10,000	(17,180)	(172)%	135,460	108,280
0	1,242	1,242	100 %	8720	Insurance Premiums	0	1,242	1,242	100 %	14,901	14,901
27,180	11,242	(15,938)	(142)%		Total Insurance	27,180	11,242	(15,938)	(142)%	150,361	123,181
					UTILITIES						
7,223	3,833	(3,390)	(88)%	7210	Electricity	7,223	3,833	(3,390)	(88)%	46,000	38,777
10,151	2,083	(8,068)	(387)%	7220	Water Other-MHOA	10,151	2,083	(8,068)	(387)%	25,000	14,849
1,774	1,667	(107)	(6)%	7230	Gas	1,774	1,667	(107)	(6)%	20,000	18,226
547	458	(89)	(19)%	8560	Telephone/Pager Expense	547	458	(89)	(19)%	5,500	4,953
19,695	8,041	(11,654)	(145)%		Total Utilities	19,695	8,041	(11,654)	(145)%	96,500	76,805
					OPERATIONS						
0	0	0	0 %	7475	Uniforms	0	0	0	0 %	4,750	4,750
0	0	0	0 %		Total Operations	0	0	0	0 %	4,750	4,750
					CONTRACTED SERVICES						
600	600	0	0 %	8562	Records Storage	600	600	0	0 %	7,200	6,600
951	516	(435)	(84)%	7410	Scavenger Services	951	516	(435)	(84)%	6,186	5,235
0	0	0	0 %	7830	Lakes,Ponds&Fountains	0	0	0	0 %	17,000	17,000
1,551	1,116	(435)	(39)%		Total Contracted Services	1,551	1,116	(435)	(39)%	30,386	28,835



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
REPAIRS & MAINTENANCE											
0	0	0	0 %	7420	Exterminating	0	0	0	0 %	8,500	8,500
0	792	792	100 %	7450	Fire Prevention	0	792	792	100 %	9,500	9,500
41	2,583	2,542	98 %	7600	Building Repair Maint	41	2,583	2,542	98 %	31,000	30,959
4,155	2,250	(1,905)	(85)%	7607	Janitorial Supplies & Maint	4,155	2,250	(1,905)	(85)%	27,000	22,845
5,983	1,375	(4,608)	(335)%	7608	Equipment Repairs	5,983	1,375	(4,608)	(335)%	16,500	10,517
33	1,333	1,300	98 %	7610	Plumbing Repairs/Supplies	33	1,333	1,300	98 %	16,000	15,967
168	683	515	75 %	7620	Electric Repairs/Supplies	168	683	515	75 %	8,200	8,032
0	500	500	100 %	7632	HVAC Repairs/Supplies	0	500	500	100 %	6,000	6,000
0	375	375	100 %	7644	Glass Replacement	0	375	375	100 %	4,500	4,500
1,775	1,500	(275)	(18)%	7647	Garage Maintenance/Repairs	1,775	1,500	(275)	(18)%	18,000	16,225
0	375	375	100 %	7650	All Painting & Decorating	0	375	375	100 %	4,500	4,500
1,500	0	(1,500)	0 %	7670	Roof Repairs & Supplies	1,500	0	(1,500)	0 %	4,000	2,500
8,782	0	(8,782)	0 %	7805	Landscape Maint HOA	8,782	0	(8,782)	0 %	28,000	19,218
0	0	0	0 %	7811	Trees & Bushes	0	0	0	0 %	20,000	20,000
27,783	30,000	2,217	7 %	7840	Snow & Ice Removal	27,783	30,000	2,217	7 %	150,000	122,217
28,936	20,000	(8,936)	(45)%	7842	Snow Removal Equipment/Supplies	28,936	20,000	(8,936)	(45)%	60,000	31,064
0	0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000
0	0	0	0 %	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	19,000	19,000
92	0	(92)	0 %	8111	Clubhouse/Recreation Repair/Mainten	92	0	(92)	0 %	10,500	10,409
0	0	0	0 %	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	0 %	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
0	2,083	2,083	100 %	8501	Association Chargebacks	0	2,083	2,083	100 %	25,000	25,000
79,248	63,849	(15,399)	(24)%		Total Repairs & Maintenance	79,248	63,849	(15,399)	(24)%	483,700	404,452
PROFESSIONAL SERVICES											
3,835	3,451	(384)	(11)%	8505	Management Contract	3,835	3,451	(384)	(11)%	41,761	37,926
0	0	0	0 %	8581	Real Estate Taxes	0	0	0	0 %	68,250	68,250
3,835	3,451	(384)	(11)%		Total Professional Services	3,835	3,451	(384)	(11)%	110,011	106,176
OTHER EXPENSES											
2,460	2,647	187	7 %	8807	Loan Payment	2,460	2,647	187	7 %	31,762	29,302
2,460	2,647	187	7 %		Total Other Expenses	2,460	2,647	187	7 %	31,762	29,302
RESERVE CONTRIBUTIONS											
0	37,167	37,167	100 %	8801	Budgeted Trsf to Res	0	37,167	37,167	100 %	446,000	446,000
0	37,167	37,167	100 %		Total Reserve Contributions	0	37,167	37,167	100 %	446,000	446,000
(235,473)	(168,371)	(67,102)	(40)%		Total General Activities Expense	(235,473)	(168,371)	(67,102)	(40)%	(2,176,422)	1,940,949
(78,273)	13,747	(92,020)	(669)%		Total General Activities Inc/(Loss)	(78,273)	13,747	(92,020)	(669)%	24,500	(102,773)



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
267,461	300,000	(32,539)	(11)%	8872	Ski Hill Income	267,461	300,000	(32,539)	(11)%	661,145	(393,684)
267,461	300,000	(32,539)	(11)%		Total Other Income	267,461	300,000	(32,539)	(11)%	661,145	(393,684)
267,461	300,000	(32,539)	(11)%		Total Ski Hill Activites Income	267,461	300,000	(32,539)	(11)%	661,145	(393,684)
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	750	750	100 %	8875	Office Equipment	0	750	750	100 %	3,500	3,500
81	0	(81)	0 %	8875-1	Office Supplies	81	0	(81)	0 %	0	(81)
1,725	583	(1,142)	(196)%	8876	Web Site Maintenance	1,725	583	(1,142)	(196)%	7,000	5,275
1,805	1,333	(472)	(35)%		Total Administrative	1,805	1,333	(472)	(35)%	13,500	11,695
PAYROLL & BENEFITS											
46,038	67,500	21,462	32 %	8877	Ski Hill Payroll	46,038	67,500	21,462	32 %	150,000	103,962
11,000	0	(11,000)	0 %	8877-2	VS Salaries	11,000	0	(11,000)	0 %	0	(11,000)
0	2,096	2,096	100 %	8878	Building Manager PR	0	2,096	2,096	100 %	10,480	10,480
24,508	0	(24,508)	0 %	8878-1	Payroll Taxes	24,508	0	(24,508)	0 %	0	(24,508)
1,439	0	(1,439)	0 %	8878-3	Ski Hill Drug Testing/Patrol	1,439	0	(1,439)	0 %	0	(1,439)
3,940	2,292	(1,648)	(72)%	7082	Life/Medical Insurance	3,940	2,292	(1,648)	(72)%	27,500	23,560
86,925	71,888	(15,037)	(21)%		Total Payroll & Benefits	86,925	71,888	(15,037)	(21)%	187,980	101,055
INSURANCE											
0	5,545	5,545	100 %	8874	Insurance	0	5,545	5,545	100 %	63,961	63,961
0	5,545	5,545	100 %		Total Insurance	0	5,545	5,545	100 %	63,961	63,961
UTILITIES											
0	4,000	4,000	100 %	8879	Electric	0	4,000	4,000	100 %	15,000	15,000
337	0	(337)	0 %	8879-1	Gas	337	0	(337)	0 %	0	(337)
728	0	(728)	0 %	8879-2	Telephone	728	0	(728)	0 %	0	(728)
1,065	4,000	2,935	73 %		Total Utilities	1,065	4,000	2,935	73 %	15,000	13,935



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
OPERATIONS											
0	0	0	0 %	8880	Uniforms	0	0	0	0 %	6,000	6,000
0	0	0	0 %		Total Operations	0	0	0	0 %	6,000	6,000
CONTRACTED SERVICES											
3,087	926	(2,161)	(233)%	8881	Snow Removal	3,087	926	(2,161)	(233)%	4,631	1,544
3,087	926	(2,161)	(233)%		Total Contracted Services	3,087	926	(2,161)	(233)%	4,631	1,544
REPAIRS & MAINTENANCE											
1,178	2,500	1,322	53 %	8882	Equipment Services	1,178	2,500	1,322	53 %	5,000	3,822
115	0	(115)	0 %	8882-2	Maintenance Vehicles	115	0	(115)	0 %	0	(115)
1,293	2,500	1,207	48 %		Total Repairs & Maintenance	1,293	2,500	1,207	48 %	5,000	3,707
SKI HILL EXPENSES											
2,823	1,500	(1,323)	(88)%	8883	Grounds	2,823	1,500	(1,323)	(88)%	21,500	18,677
120	0	(120)	0 %	8883-2	Ski Equipment Repair	120	0	(120)	0 %	0	(120)
0	0	0	0 %	8884	Ski Hill Goods	0	0	0	0 %	3,000	3,000
0	2,500	2,500	100 %	8885	Advertising	0	2,500	2,500	100 %	15,000	15,000
2,943	4,000	1,057	26 %		Total Ski Hill Expenses	2,943	4,000	1,057	26 %	39,500	36,557
PROFESSIONAL SERVICES											
0	384	384	100 %	8886	Management Contract	0	384	384	100 %	4,640	4,640
0	384	384	100 %		Total Professional Services	0	384	384	100 %	4,640	4,640
OTHER EXPENSES											
71	6,500	6,429	99 %	8887	Credit Card Charges	71	6,500	6,429	99 %	19,750	19,679
71	6,500	6,429	99 %		Total Other Expenses	71	6,500	6,429	99 %	19,750	19,679
97,189	97,076	(113)	0 %		Total Ski Hill Activities Expense	97,189	97,076	(113)	0 %	359,962	262,773
170,272	202,924	(32,652)	(16)%		Net Ski Hill Activities Income/(Loss)	170,272	202,924	(32,652)	(16)%	301,183	(130,911)



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
01/31/2025

Jan 2025 ACTUAL	Jan 2025 BUDGET	Jan 2025 \$ VAR	Jan 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
0	37,167	(37,167)	(100)%	9001	Budgeted Operating Fund to Reserves	0	37,167	(37,167)	(100)%	446,000	(446,000)
0	40,840	(40,840)	(100)%	9002	Bdgt Oper Fnd to Res	0	40,840	(40,840)	(100)%	490,080	(490,080)
1,716	3,333	(1,617)	(49)%	9025	Reserve Interest Inc	1,716	3,333	(1,617)	(49)%	40,000	(38,284)
<u>1,716</u>	<u>81,340</u>	<u>(79,624)</u>	<u>(98)%</u>		Total Investment Income	<u>1,716</u>	<u>81,340</u>	<u>(79,624)</u>	<u>(98)%</u>	<u>976,080</u>	<u>(974,364)</u>
<u>1,716</u>	<u>81,340</u>	<u>(79,624)</u>	<u>(98)%</u>		Total Reserve Income	<u>1,716</u>	<u>81,340</u>	<u>(79,624)</u>	<u>(98)%</u>	<u>976,080</u>	<u>(974,364)</u>
EXPENSES											
ADMINISTRATIVE											
50	0	(50)	0 %	9101	Bank Service Fees	50	0	(50)	0 %	0	(50)
38,401	0	(38,401)	0 %	9160	Building Capital Expenses	38,401	0	(38,401)	0 %	137,596	99,195
9,109	28,924	19,815	69 %	9167	Grounds Capital Expense	9,109	28,924	19,815	69 %	160,115	151,006
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	0	0	0 %	90,000	90,000
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	313,602	313,602
0	0	0	0 %	9180	Swimming Pool Capital Expense	0	0	0	0 %	1,004,076	1,004,076
<u>(47,560)</u>	<u>(28,924)</u>	<u>(18,636)</u>	<u>(64)%</u>		Total Administrative Expenses	<u>(47,560)</u>	<u>(28,924)</u>	<u>(18,636)</u>	<u>(64)%</u>	<u>(1,705,389)</u>	<u>1,657,829</u>
<u>47,560</u>	<u>28,924</u>	<u>(18,636)</u>	<u>(64)%</u>		Total Reserve Expenses	<u>47,560</u>	<u>28,924</u>	<u>(18,636)</u>	<u>(64)%</u>	<u>1,705,389</u>	<u>1,657,829</u>
<u>(45,845)</u>	<u>52,416</u>	<u>(98,261)</u>	<u>(187)%</u>		Net Reserve Income/(Loss)	<u>(45,845)</u>	<u>52,416</u>	<u>(98,261)</u>	<u>(187)%</u>	<u>(729,309)</u>	<u>683,464</u>
<u>95,910</u>	<u>269,337</u>	<u>(173,427)</u>	<u>(64)%</u>		Total Association Net Income/(Loss)	<u>95,910</u>	<u>269,337</u>	<u>(173,427)</u>	<u>(64)%</u>	<u>(400,626)</u>	<u>496,536</u>

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
FY Actuals / Budget
01/31/2025

	Actual Jan 2025	Budget Feb 2025	Budget Mar 2025	Budget Apr 2025	Budget May 2025	Budget Jun 2025	Budget Jul 2025	Budget Aug 2025	Budget Sep 2025	Budget Oct 2025	Budget Nov 2025	Budget Dec 2025	TOTAL	2025 TOTAL BUDGET
OPERATING ACTIVITY														
OPERATING INCOME														
4010	Assessments - Regular	135,548	135,545	135,545	135,545	135,545	135,545	135,545	135,545	135,545	135,545	135,543	1,626,541	1,626,538
4111	Fitness Room Income	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	490,080	490,080
4150	Party Room Rental Fees	0	0	0	3,000	4,000	3,000	3,000	2,000	2,000	0	0	20,000	20,000
4160	Pool Passes	0	0	0	0	0	500	500	750	250	0	0	2,000	2,000
4170	Maintenance Service Inc.	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	91,667	100,000
4170-1	Volley Ball League Income	0	0	0	12,000	0	6,000	5,000	2,000	2,500	0	0	29,500	29,500
4410	Commercial Income	0	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	99,000	108,000
4510	Commercial Income	9,000	0	0	0	0	0	0	0	0	0	0	9,000	0
4610	Checking Account Interest	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	36,667	40,000
	Total Operating Income	185,388	197,051	197,051	212,051	201,051	206,551	205,551	202,801	201,801	201,051	197,051	2,404,455	2,416,118
OPERATING EXPENSES														
PERSONNEL EXPENSE														
7010	Building Manager	2,399	0	0	0	0	0	0	0	0	0	0	2,399	0
7011	Building Manager	14,874	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,700	88,524	80,345
7013	Special Event Payroll	0	0	0	0	500	1,000	1,000	0	0	500	0	4,000	4,000
7014	Rec Director	0	0	0	5,264	5,264	5,264	5,263	5,263	5,263	7,895	0	39,476	39,476
7020	Maintenance Salaries	53,337	16,000	16,000	45,000	44,818	44,500	44,500	44,500	44,500	33,500	33,800	464,955	432,618
7065	Hand Scan/Payroll Administration	1,326	0	3,000	3,000	3,500	3,000	3,000	3,000	3,000	0	0	25,826	24,500
7081	PR Tax/Benefits	16,978	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,087	50,895	37,000
7082	Life/Medical Insurance	3,940	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,288	29,148	27,500
7083	Life/Medical Insurance	297	0	0	0	0	0	0	0	0	0	0	297	0
7084	State Unemployment Tax	438	0	0	0	0	0	0	0	0	0	0	438	0
7085	Workers Comp Insurance	0	604	604	604	604	604	604	604	604	604	606	6,646	7,250
7086	Medical/Life Insurance	-2,022	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,913	41,061	47,000
7088	Gifts	0	0	0	0	0	0	0	0	0	0	3,250	3,250	3,250
7089	Misc. Payroll Benefit	0	333	333	333	333	333	333	333	333	333	337	3,667	4,000
	Total Personnel Expenses	91,568	32,924	35,924	70,188	71,006	70,688	70,687	70,687	69,687	72,319	50,924	760,583	706,939
UTILITIES														
7210	Electricity	7,223	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,837	49,390	46,000
7220	Water Other-MHOA	10,151	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	33,068	25,000
7220-5	Water Reimbursement	0	-250	-250	-250	-250	-250	-250	-250	-250	-250	-250	-2,750	-3,000
7230	Gas	1,774	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,107	20,000
	Total Utilities	19,148	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,337	99,815	88,000
BUILDING SERVICES														
7410	Scavenger Services	951	516	516	516	516	516	516	516	516	516	510	6,621	6,186
7420	Exterminating	0	0	400	400	400	1,400	1,400	1,380	1,380	360	0	8,500	8,500
7450	Fire Prevention	0	792	792	792	792	792	792	792	792	792	788	8,708	9,500
7462	Elevator Repairs/Services	85	0	0	0	0	0	0	0	0	0	0	85	0
7475	Uniforms	0	0	0	0	2,250	2,500	0	0	0	0	0	4,750	4,750
	Total Building Services	1,036	1,308	1,708	1,708	3,958	5,208	2,708	2,688	2,688	1,668	1,298	28,664	28,936
BUILDING REPAIRS & MAINTENANCE														
7600	Building Repair Maint	41	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,587	28,458	31,000
7607	Janitorial Supplies & Maint	4,155	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	28,905	27,000
7608	Equipment Repairs	5,983	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	21,108	16,500
7610	Plumbing Repairs/Supplies	33	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,337	14,700	16,000
7620	Electric Repairs/Supplies	168	683	683	683	683	683	683	683	683	683	687	7,685	8,200
7623	Antenna/Cable Services	765	333	333	333	333	333	333	333	333	333	337	4,432	4,000
7632	HVAC Repairs/Supplies	0	500	500	500	500	500	500	500	500	500	500	5,500	6,000
7644	Glass Replacement	0	375	375	375	375	375	375	375	375	375	375	4,125	4,500
7647	Garage Maintenance/Repairs	1,775	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,275	18,000
7650	All Painting & Decorating	0	375	375	375	375	375	375	375	375	375	375	4,125	4,500



0706 Four Lakes Village Condominium Homeowners Assn
FY Actuals / Budget
01/31/2025

		Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	TOTAL	2025 TOTAL
		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025		BUDGET	
7670	Roof Repairs & Supplies	1,500	0	0	1,500	0	250	250	250	250	0	1,500	0	5,500	4,000	
	Total Building Repairs & Maint.	14,420	11,307	11,307	12,807	11,307	11,557	11,557	11,557	11,557	11,307	12,807	11,323	142,813	139,700	
COMMON AREA LANDSCAPING																
7805	Landscape Maint HOA	8,782	0	4,000	2,500	4,250	4,250	4,250	4,250	4,250	250	0	0	36,782	28,000	
7805-5	Landscape Reimbursement	-21,652	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-21,657	-259,879	-259,884	
7811	Trees & Bushes	0	0	0	5,000	0	3,000	3,000	0	6,500	0	0	2,500	20,000	20,000	
7830	Lakes,Ponds&Fountains	0	0	0	7,000	1,500	7,000	1,500	0	0	0	0	0	17,000	17,000	
7840	Snow & Ice Removal	27,783	30,000	30,000	0	0	0	0	0	0	0	30,000	30,000	147,783	150,000	
7840-5	Snow & Ice Removal	0	-3,500	-1,750	-1,000	0	0	0	0	0	0	-250	-4,250	-10,750	-15,000	
7842	Snow Removal Equipment/Supplies	28,936	15,000	5,000	5,000	0	0	0	0	0	0	0	15,000	68,936	60,000	
7871	Paving	0	0	0	0	0	0	0	5,000	0	0	0	0	5,000	5,000	
	Total Common Area & Landscape	43,849	19,843	15,593	-3,157	-15,907	-7,407	-12,907	-12,407	-10,907	-21,407	8,093	21,593	24,872	5,116	
PROPERTY AMENITIES: POOL																
8012	Pool Supplies/Repair & Maintenance	0	0	0	10,000	3,000	0	3,000	0	3,000	0	0	0	19,000	19,000	
8030	Pool P/R, Taxes, Benefits	5,453	0	2,000	3,500	6,250	9,500	14,500	7,500	5,000	1,750	0	0	55,453	50,000	
	Total Swimming Pool	5,453	0	2,000	13,500	9,250	9,500	17,500	7,500	8,000	1,750	0	0	74,453	69,000	
PROPERTY AMENITIES: COMM. FACILITIES																
8111	Clubhouse/Recreation Repair/Mainten	92	0	0	2,500	5,500	500	500	500	500	500	0	0	10,592	10,500	
8129	Boats	0	0	0	0	1,000	500	0	500	0	0	0	0	2,000	2,000	
8130	Tennis Court Repair & Maintenance	0	0	0	500	0	0	0	500	0	0	0	0	1,000	1,000	
8150	Volley Ball League Expense	0	0	0	0	1,800	1,400	1,400	2,600	1,800	500	0	0	9,500	9,500	
	Total Prop. Amenities: Comm. Facilities	92	0	0	3,000	8,300	2,400	1,900	4,100	2,300	1,000	0	0	23,092	23,000	
GENERAL & ADMINISTRATIVE																
8501	Association Chargebacks	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	22,917	25,000	
8505	Management Contract	3,835	3,451	3,451	3,451	3,451	3,451	3,451	3,452	3,538	3,538	3,538	3,538	42,145	41,761	
8521	Legal Services (Assn)	925	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,200	12,300	
8530	Audit & Financial Services	0	0	0	5,000	0	0	5,000	0	4,000	5,000	0	0	19,000	19,000	
8540	Professional Services	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000	
8550	General Office Expenses	1,382	458	458	458	458	458	458	458	458	458	458	462	6,424	5,500	
8551	Photocopy/Reproduction	1,287	692	692	692	692	692	692	692	692	692	692	688	8,895	8,300	
8552	Postage Expenses	123	188	188	188	188	188	188	188	188	188	188	182	2,185	2,250	
8553	Coupon Books/Lockbox Fee	38	35	35	35	35	35	35	35	35	35	35	35	423	420	
8554	Credit Card Charges	238	0	0	300	125	200	200	200	200	150	125	0	1,738	1,500	
8555	Employee Relations	16	0	0	0	125	125	125	125	125	0	0	700	1,341	1,500	
8556	Dues, Fees, & Licenses	1,234	700	458	458	458	458	458	458	458	458	458	462	6,518	5,500	
8557	Office Equipment Expense	0	188	188	188	188	188	188	188	188	188	188	182	2,062	2,250	
8560	Telephone/Pager Expense	547	458	458	458	458	458	458	458	458	458	458	462	5,589	5,500	
8562	Records Storage	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	
8565	Internet/Website Expense	333	333	333	333	333	333	333	333	333	333	333	337	4,000	4,000	
8575	Promotions/Social Activity	751	0	1,000	1,000	1,000	1,000	500	500	500	500	2,000	0	8,751	8,000	
8576	Meeting Expenses	0	21	21	21	21	21	21	21	21	21	19	19	229	250	
8581	Real Estate Taxes	0	0	0	0	0	34,125	0	0	34,125	0	0	0	68,250	68,250	
8590	Interest Pd.Debt,Loans	1,332	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,148	13,930	13,743	
	Total General & Administrative	12,640	11,794	12,552	17,852	12,802	47,002	17,377	12,378	50,589	17,289	13,764	12,340	238,379	237,224	
INSURANCE																
8710	All Association Insurance	27,180	10,000	10,000	10,000	10,000	10,000	10,000	10,000	5,460	30,000	10,000	10,000	152,640	135,460	
8720	Insurance Premiums	0	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,242	1,239	13,659	14,901	
	Total Insurance	27,180	11,242	11,242	11,242	11,242	11,242	11,242	11,242	6,702	31,242	11,242	11,239	166,299	150,361	



0706 Four Lakes Village Condominium Homeowners Assn
 FY Actuals / Budget
 01/31/2025

	Actual Jan 2025	Budget Feb 2025	Budget Mar 2025	Budget Apr 2025	Budget May 2025	Budget Jun 2025	Budget Jul 2025	Budget Aug 2025	Budget Sep 2025	Budget Oct 2025	Budget Nov 2025	Budget Dec 2025	TOTAL	2025 TOTAL BUDGET
TRANSFER TO RESERVE														
8801	Budgeted Trsf to Res	0	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,163	408,833	446,000
8802	Budgeted Trsf to Res	0	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	449,240	490,080
8807	Loan Payment	2,460	2,647	2,647	2,647	2,647	2,647	2,647	2,647	2,647	2,647	2,645	31,575	31,762
	Total Transfers to Reserve	2,460	80,654	80,654	80,654	80,654	80,654	80,654	80,654	80,654	80,654	80,648	889,648	967,842
	Total Operating Expenses	217,845	176,405	178,313	215,127	199,945	238,177	208,051	195,732	228,603	204,175	186,485	2,448,617	2,416,118
TOWNHOME INCOME														
8872	Ski Hill Income	-267,461	-200,000	-75,000	-11,145	0	0	0	0	0	0	-75,000	-628,606	-661,145
	Total Townhome Income	-267,461	-200,000	-75,000	-11,145	0	0	0	0	0	0	-75,000	-628,606	-661,145
TOWNHOME EXPENSE														
8873	Conventions & Conferences	0	0	0	0	0	0	0	2,000	0	1,000	0	3,000	3,000
8874	Insurance	0	5,545	5,545	5,545	5,545	5,545	5,545	0	13,146	6,000	6,000	58,416	63,961
8875	Office Equipment	0	0	0	0	0	0	0	0	0	2,000	750	2,750	3,500
8875-1	Office Supplies	81	0	0	0	0	0	0	0	0	0	0	81	0
8876	Web Site Maintenance	1,725	583	583	583	583	583	583	583	583	583	587	8,142	7,000
8877	Ski Hill Payroll	46,038	50,000	8,500	0	0	0	0	0	2,000	2,000	20,000	128,538	150,000
8877-2	VS Salaries	11,000	0	0	0	0	0	0	0	0	0	0	11,000	0
8878	Building Manager PR	0	2,096	2,096	0	0	0	0	0	0	2,096	2,096	8,384	10,480
8878-1	Payroll Taxes	24,508	0	0	0	0	0	0	0	0	0	0	24,508	0
8878-3	Ski Hill Drug Testing/Patrol	1,439	0	0	0	0	0	0	0	0	0	0	1,439	0
8879	Electric	0	3,500	2,500	0	0	0	0	0	0	0	5,000	11,000	15,000
8879-1	Gas	337	0	0	0	0	0	0	0	0	0	0	337	0
8879-2	Telephone	728	0	0	0	0	0	0	0	0	0	0	728	0
8880	Uniforms	0	0	0	0	0	0	0	0	0	3,000	3,000	6,000	6,000
8881	Snow Removal	3,087	926	926	0	0	0	0	0	0	926	927	6,792	4,631
8882	Equipment Services	1,178	2,500	0	0	0	0	0	0	0	0	0	3,678	5,000
8882-2	Maintenance Vehicles	115	0	0	0	0	0	0	0	0	0	0	115	0
8883	Grounds	2,823	0	0	5,000	0	0	0	0	0	0	15,000	22,823	21,500
8883-2	Ski Equipment Repair	120	0	0	0	0	0	0	0	0	0	0	120	0
8884	Ski Hill Goods	0	0	0	0	0	0	0	0	0	0	3,000	3,000	3,000
8885	Advertising	0	5,000	0	0	0	0	0	0	0	5,000	2,500	12,500	15,000
8886	Management Contract	0	384	384	384	384	385	390	390	390	390	390	4,256	4,640
8887	Credit Card Charges	71	6,500	2,750	0	0	0	0	0	0	2,000	2,000	13,321	19,750
	Total Townhome Expense	93,249	77,034	23,284	11,512	6,512	6,513	6,513	973	2,973	16,119	24,995	330,927	332,462
	Net Operating Income/(Loss)	141,755	143,612	70,454	-3,443	-5,406	-38,139	-9,013	6,096	-29,775	-19,243	-14,429	253,517	328,683
	Total Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Cash Flow Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cash Flow Net Income/(Loss)	141,755	143,612	70,454	-3,443	-5,406	-38,139	-9,013	6,096	-29,775	-19,243	-14,429	253,517	328,683



0706 Four Lakes Village Condominium Homeowners Assn
FY Actuals / Budget
01/31/2025

		Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	TOTAL	2025 TOTAL
		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025		BUDGET	
RESERVE ACTIVITY																
RESERVE INCOME																
9001	Budgeted Operating Fund to Reserves	0	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,163		408,833	446,000
9002	Bdgt Oper Fnd to Res	0	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840		449,240	490,080
9025	Reserve Interest Inc	1,716	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337		38,383	40,000
	Total Reserve Income	1,716	81,340	81,340	81,340	81,340	81,340	81,340	81,340	81,340	81,340	81,340	81,340		896,456	976,080
RESERVE EXPENSES																
9101	Bank Service Fees	50	0	0	0	0	0	0	0	0	0	0	0		50	0
9160	Building Capital Expenses	38,401	0	0	42,870	49,274	0	0	0	0	45,452	0	0		175,997	137,596
9167	Grounds Capital Expense	9,109	0	0	0	0	0	30,990	5,165	0	30,990	64,046	0		140,300	160,115
9167-2	Grounds-Lakes, Ponds	0	0	45,000	0	0	45,000	0	0	0	0	0	0		90,000	90,000
9173	Asphalt Capital Expense	0	0	0	0	0	250,000	0	0	0	63,602	0	0		313,602	313,602
9180	Swimming Pool Capital Expense	0	12,396	0	737,562	254,118	0	0	0	0	0	0	0		1,004,076	1,004,076
	Total Reserve Expenses	47,560	12,396	45,000	780,432	303,392	295,000	30,990	5,165	0	140,044	64,046	0		1,724,025	1,705,389
	Net Reserve Income/(Loss)	-45,845	68,944	36,340	-699,092	-222,052	-213,660	50,350	76,175	81,340	-58,704	17,294	81,340		-827,570	-729,309
	Net Income/(Loss)	95,910	212,556	106,794	-702,535	-227,458	-251,799	41,337	82,271	51,565	-77,947	2,865	92,388		-574,053	-400,626

Unaudited and subject to review