

Four Lakes Condominium Homes Association D
2019 Final Budget
November 28, 2018

INCOME	2018 Actual	2018 Budget	2019 Budget	Variance
Monthly Assessments - 2.64% Increase	\$ 403,707.27	\$ 484,769.40	\$ 497,567.00	\$ 12,797.60
Interest Income	1,040.21	2,000.00	1,200.00	(800.00)
Late Fees	2,425.00	4,000.00	3,500.00	(500.00)
Gas Income	64,820.80	95,164.00	90,000.00	(5,164.00)
Miscellaneous Income	18,740.00	2,000.00	6,500.00	4,500.00
Move-in Income	-	4,000.00	\$5,000.00	1,000.00
Plumbing Reimbursements	-	-	-	-
HOA Fees	107,872.80	129,447.00	129,447.00	-
TOTAL ALL INCOME	\$ 598,606.08	\$ 721,380.40	\$ 733,214.00	\$ 11,833.60

EXPENSES

Repairs and Maintenance	2018	2018	2019	Variance
Landscape Contract	\$ 58,297.00	\$ 53,360.00	\$ 58,950.00	\$ 5,590.00
Snow Removal	6,177.40	8,000.00	8,000.00	-
Fire Alarm Monitoring	6,041.72	5,270.00	5,700.00	430.00
Fire Equipment Repairs	12,151.12	11,000.00	11,000.00	-
Electric Repairs	12,623.83	1,800.00	1,800.00	-
Plumbing Repairs	1,558.50	5,000.00	5,000.00	-
Carpet Repairs/Cleaning	(1,090.00)	500.00	500.00	-
Janitorial Expense	24,525.00	31,900.00	35,480.00	3,580.00
Scavenger Expense	25,412.10	31,615.00	31,330.00	(285.00)
General Repairs	18,732.89	18,580.00	21,600.00	3,020.00
Common Area Painting	-	1,000.00	1,000.00	-
Special Projects	1,020.00	11,500.00	-	(11,500.00)
Pest Control Expense	6,681.20	4,500.00	4,000.00	(500.00)
Storage Space	279.44	-	520.00	
TOTAL REPAIRS & MAINTENANCE	\$ 172,410.20	\$ 184,025.00	\$ 184,880.00	\$ 855.00

UTILITIES	2018	2018	2019	Variance
Electric	\$ 5,894.48	\$ 8,500.00	\$ 8,000.00	(500.00)
Gas	59,777.21	85,000.00	90,000.00	5,000.00
Water/Sewer	50,638.81	63,250.00	55,000.00	(8,250.00)
TOTAL UTILITIES	\$ 116,310.50	\$ 156,750.00	\$ 153,000.00	\$ (3,750.00)

ADMINISTRATIVE EXPENSE	2018	2018	2019	Variance
Legal Expense	\$ 5,770.36	\$ 7,000.00	\$ 7,000.00	\$ -
Management Fees	20,233.30	24,280.00	25,565.00	1,285.00
Postage	1,948.70	3,080.00	3,080.00	-
Miscellaneous Administrative Expense	2,171.41	2,716.00	3,655.00	939.00
Audit Expense	850.00	7,000.00	3,500.00	(3,500.00)
Insurance	26,531.83	28,266.00	34,087.00	5,821.00
MHOA Fees	107,872.80	129,447.00	129,447.00	-
Allowance for Bad Debt	-	2,000.00	1,000.00	(1,000.00)
TOTAL ADMINISTRATIVE EXPENSE	\$ 165,378.40	\$ 203,789.00	\$ 207,334.00	\$ 3,545.00

RESERVE FUNDING	2018	2018	2019	Variance
Reserve Funding	\$ 130,680.38	\$ 156,816.40	\$ 168,000.00	\$ 11,183.60
Village Code Enforcement	16,666.62	20,000.00	20,000.00	-
TOTAL RESERVE FUNDING	\$ 147,347.00	\$ 176,816.40	\$ 188,000.00	\$ 11,183.60

TOTAL ALL EXPENSES	\$ 601,446.10	\$ 721,380.40	\$ 733,214.00	\$ 11,833.60
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