	2025	2026	2027	2028
Income				
4000 · Income				
4010 · Association Dues (2027 = + $5)	192,240.00	192,240.00	**202,980.00**	202,980.00
4020 · Late & NSF Fees	400.00	400.00	400.00	400.00
4030 · Interest Income (2026=3% 2028=2%)	12,000.00	**9,000.00**	**7,500.00**	**6,000.00**
4040 · Gate Income - ISHOA Owners	500.00	500.00	500.00	500.00
4060 · RIC Violation Fee Income	600.00	600.00	600.00	600.00
Total 4000 · Income	205,740.00	202,740.00	211,980.00	210,480.00
Total Income	205,740.00	202,740.00	211,980.00	210,480.00
	205,740.00	202,740.00	211,980.00	210,480.00
Expense				
10030 · Bank Service Charges	60.00	60.00	60.00	60.00
5000 · Association Administration				
5010 · Management Fee	24,900.00	24,900.00	24,900.00	24,900.00
5020 · Office Supplies	3,200.00	2,500.00	2,500.00	2,500.00
5030 · Licensing & Permits				
5040 · Legal & Accounting	5,000.00	5,000.00	5,000.00	5,000.00
5050 · Collections Letter Expense	2,400.00	2,000.00	2,000.00	2,000.00
5060 · Annual Homeowner Meeting	900.00	1,200.00	1,200.00	1,200.00
5070 · RIC Inspection Services	1,400.00	1,500.00	1,500.00	1,500.00
5080 · Staats Lake Association Fees	24,780.00	24,780.00	**27,840.00**	**27,840.00**
Total 5000 · Association Administration	62,640.00	61,940.00	61,940.00	61,940.00
6000 · Maintenance				
6010 · In-House Maintenance	2,300.00	2,300.00	2,300.00	2,300.00
6020 · Maintenance Materials				
6030 · Contractor Maintenance	1,500.00	1,500.00	1,500.00	1,500.00
6040 · Street Sweeping	800.00	600.00	600.00	600.00
6045 - Landscape Irrigation	4,500.00	**5,000.00**	**5,000.00**	**5,000.00**
6050 · Landscape Contract (2.5% to 3%)	60,500.00	**64,000.00**	**66,000.00**	**68,000.00**
6060 · Landscape - Extra Services	12,000.00	**9,000.00**	12,000.00	11,000.00
6070 · Gate Expense	500.00	500.00	500.00	500.00
Total 6000 · Maintenance	82,100.00	82,900.00	87,900.00	89,400.00
7000 · Utilities				
7010 · Water & Sewer (3% Inflation)	7,200.00	**7,400.00**	**7,600.00**	**7,800.00**
7020 · Electricity (3% Inflation)	14,200.00	**14,600.00**	**15,000.00**	**15,400.00**
Total 7000 · Utilities	21,400.00	22,000.00	22,400.00	23,000.00
8000 · Taxes & Insurance				
8010 · General Liability Ins.	5,000.00	5,000.00	5,000.00	5,000.00
8050 · Measure 66/67 Taxes	150.00	150.00	150.00	150.00
8060 · Corporation Division Costs	50.00	50.00	50.00	50.00
Total 8000 · Taxes & Insurance	5,200.00	5,200.00	5,200.00	5,200.00
10000 · Capital Expenditures				
10010 · Replacement Reserve -FBO ISHOA	30,000.00	30,000.00	30,000.00	30,000.00
10020 · Capital Expenditures-Current Yr				
Total 10000 · Capital Expenditures	30,000.00	30,000.00	30,000.00	30,000.00
Total Expense	201,340.00	202,040.00	207,440.00	209,540.00
	4,400.00	**700.00**	**1,480.00**	**2,120.00**