

Inland Shores Homeowners Association
Profit & Loss Budget Performance
August 2026

Cash Basis

	Aug 26	Budget	Jan - Aug 26
Income			
4000 · Income			
4010 · Association Dues	15,593.83	16,020.00	126,086.29
4020 · Late & NSF Fees	45.00	33.33	419.00
4030 · Interest Income	1,915.51	750.00	8,050.36
4040 · Gate Income - ISHOA Owners	27.55	41.67	509.61
4060 · RIC Violation Fee Income	50.00	50.00	2,018.90
Total 4000 · Income	17,631.89	16,895.00	137,084.16
Total Income	17,631.89	16,895.00	137,084.16
Gross Profit	17,631.89	16,895.00	137,084.16
Expense			
5000 · Association Administration			
5010 · Management Fee	2,075.00	2,075.00	16,600.00
5020 · Office Supplies	363.58	208.33	1,935.41
5040 · Legal & Accounting	3,244.00	416.67	5,384.50
5050 · Collections Letter Expense	180.00	166.67	450.00
5060 · Annual Homeowner Meeting	0.00	100.00	0.00
5070 · RIC Inspection Services	735.00	125.00	735.00
5080 · Staats Lake Association Fees	2,065.00	2,065.00	16,520.00
Total 5000 · Association Administration	8,662.58	5,156.67	41,624.91
6000 · Maintenance			
6010 · In-House Maintenance	0.00	191.67	25.43
6020 · Maintenance Materials	0.00		227.06
6030 · Contractor Maintenance	0.00	125.00	4,050.02
6040 · Street Sweeping	0.00	50.00	0.00
6045 · Landscape Irrigation	235.10	416.67	235.10
6050 · Landscape Contract	5,306.00	5,333.33	42,448.00
6060 · Landscape - Extra Services	0.00	750.00	20,502.00
6070 · Gate Expense	468.79	41.67	775.09
Total 6000 · Maintenance	6,009.89	6,908.34	68,262.70
7000 · Utilities			
7010 · Water & Sewer	3,484.16	616.67	4,589.73
7020 · Electricity	1,127.66	1,216.67	9,232.59
Total 7000 · Utilities	4,611.82	1,833.34	13,822.32
8000 · Taxes & Insurance			
8010 · General Liability Ins.	0.00	416.67	5,337.00
8050 · Measure 66/67 Taxes	0.00	12.50	0.00
8060 · Corporation Division Costs	0.00	4.17	0.00
Total 8000 · Taxes & Insurance	0.00	433.34	5,337.00
10000 · Capital Expendures			
10010 · Replacement Reserve -FBO ISHOA	2,500.00	2,500.00	20,000.00
10030 · Bank Service Charges	0.00	5.00	0.00
Total 10000 · Capital Expendures	2,500.00	2,505.00	20,000.00
Total Expense	21,784.29	16,836.69	149,046.93
Net Income	-4,152.40	58.31	-11,962.77

Inland Shores Homeowners Association
Profit & Loss Budget Performance
August 2026

Cash Basis

	YTD Budget	Annual Budget
Income		
4000 · Income		
4010 · Association Dues	128,160.00	192,240.00
4020 · Late & NSF Fees	266.68	400.00
4030 · Interest Income	6,000.00	9,000.00
4040 · Gate Income - ISHOA Owners	333.32	500.00
4060 · RIC Violation Fee Income	400.00	600.00
Total 4000 · Income	135,160.00	202,740.00
Total Income	135,160.00	202,740.00
Gross Profit	135,160.00	202,740.00
Expense		
5000 · Association Administration		
5010 · Management Fee	16,600.00	24,900.00
5020 · Office Supplies	1,666.68	2,500.00
5040 · Legal & Accounting	3,333.32	5,000.00
5050 · Collections Letter Expense	1,333.32	2,000.00
5060 · Annual Homeowner Meeting	800.00	1,200.00
5070 · RIC Inspection Services	1,000.00	1,500.00
5080 · Staats Lake Association Fees	16,520.00	24,780.00
Total 5000 · Association Administration	41,253.32	61,880.00
6000 · Maintenance		
6010 · In-House Maintenance	1,533.32	2,300.00
6020 · Maintenance Materials		
6030 · Contractor Maintenance	1,000.00	1,500.00
6040 · Street Sweeping	400.00	600.00
6045 · Landscape Irrigation	3,333.32	5,000.00
6050 · Landscape Contract	42,666.68	64,000.00
6060 · Landscape - Extra Services	6,000.00	9,000.00
6070 · Gate Expense	333.32	500.00
Total 6000 · Maintenance	55,266.64	82,900.00
7000 · Utilities		
7010 · Water & Sewer	4,933.32	7,400.00
7020 · Electricity	9,733.32	14,600.00
Total 7000 · Utilities	14,666.64	22,000.00
8000 · Taxes & Insurance		
8010 · General Liability Ins.	3,333.32	5,000.00
8050 · Measure 66/67 Taxes	100.00	150.00
8060 · Corporation Division Costs	33.32	50.00
Total 8000 · Taxes & Insurance	3,466.64	5,200.00
10000 · Capital Expendures		
10010 · Replacement Reserve -FBO ISHOA	20,000.00	30,000.00
10030 · Bank Service Charges	40.00	60.00
Total 10000 · Capital Expendures	20,040.00	30,060.00
Total Expense	134,693.24	202,040.00
Net Income	466.76	700.00