

**Inland Shores Operating Budget
Fiscal Year Ending December 31**

	2018 Annual Budget	2019 Annual Budget	2020 Annual Budget	2021 Approved Budget	12/31/2017 Actual	12/31/2018 Actual	12/31/2019 Actual	12/31/2020 Proj. Actual
<u>INCOME</u>								
HOMEOWNERS' FEES	177,288	177,288	177,288	177,288	170,617	177,916	176,692	177,000
GATE INCOME			500	500		1,263	142	500
OTHER INCOME (LATE FEES, FINES, INT. INC)	2,992	1,492	1,492	1,492	3,147	1,359	3,395	2,000
TOTAL INCOME	180,280	178,780	179,280	179,280	173,764	180,538	180,229	179,500
<u>EXPENSES</u>								
UTILITIES								
ELECTRICITY AND STREET LIGHT RENTAL	14,000	14,000	14,000	14,000	12,798	12,722	13,408	13,500
WATER	7,000	6,500	7,500	7,000	5,324	7,298	5,603	7,500
STREET SWEEPING CONTRACT	800	800	800	800	573	-	177	500
ASSOCIATION MANAGEMENT FEE	24,900	24,900	24,900	24,900	24,900	24,900	24,900	24,900
LANDSCAPE CONTRACT	43,200	43,200	43,200	53,600	43,152	43,152	43,152	43,000
PROPERTY MAINTENANCE AND LANDSCAPE	24,000	16,000	16,000	12,300	7,910	4,739	13,074	13,000
STAATS LAKE FEE	22,380	22,380	22,380	22,380	22,380	22,380	22,380	22,380
REPLACEMENT RESERVES	30,300	35,600	35,600	29,000	37,080	30,300	30,300	35,600
OTHER								
ASSOCIATION OPERATIONS	4,700	6,000	6,500	6,600	4,119	6,204	7,518	6,500
GATE EXPENSES			500	500		982	142	500
INSURANCE	4,000	4,000	4,500	4,800	3,808	3,635	4,354	4,400
RIC INSPECTION SERVICES	1,400	1,400	1,400	1,400	1,400	700	1,400	1,400
LEGAL/LETTER WRITING	3,600	4,000	2,000	2,000	5,132	2,040	2,528	2,000
TOTAL OPERATIONS & RESERVES	180,280	178,780	179,280	179,280	168,576	159,052	168,936	175,180
				-	5,188	21,486	11,293	4,320
Per unit monthly dues:	\$ 83.00	\$ 83.00	\$ 83.00	\$ 83.00				
Gate fee	\$ 1.60	\$ 0.55	\$ 0.55	\$ 0.55				

Cell: B23

Comment: Staats Lake Fee:

1/2 of the total monthly budget for the Staats Lake Association is paid by Inland Shores HOA.

Cell: B30

Comment: Legal:

This is a contingency for legal counsel as needed.