ProCom
Professional Community Management

Income Statement - Operating

Shipley's Crossing Homeowners Association, Inc.

From 09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
4010 Assessment Income	$ -	$ -	$ -	$216,891.00	$216,891.00	$ -	$ 289,188.00
4210 Owner Late Fee Income	-	-	-	(30.00)	-	(30.00)	-
4300 Clubhouse Earned Interest Income	477.29	383.00	94.29	4,313.46	3,447.00	866.46	4,596.00
4300 North Earned Interest Income	-	453.50	(453.50)	5,446.38	4,081.50	1,364.88	5,442.00
4300 South Earned Interest Income	-	48.00	(48.00)	-	432.00	(432.00)	576.00
4420 Miscellaneous Income	-	21.33	(21.33)	30.00	191.97	(161.97)	256.00
4610 Clubhouse Rental Income	-	58.33	(58.33)	225.00	524.97	(299.97)	700.00
Total OPERATING INCOME	$ 477.29	$ 964.16	($ 486.87)	$226,875.84	$225,568.44	$1,307.40	$ 300,758.00
Total OPERATING INCOME	**$ 477.29**	**$ 964.16**	**($ 486.87)**	**$226,875.84**	**$225,568.44**	**$ 1,307.40**	**$ 300,758.00**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010 Management Fees	2,486.00	2,486.00	-	22,374.00	22,374.00	-	29,832.00
5030 Tax Prep & Audit Fees	-	-	-	1,900.00	1,900.00	-	1,900.00
5040 Legal Fees	-	-	-	1,680.00	-	(1,680.00)	-
5050 Administrative Expenses	48.68	125.00	76.32	813.59	1,125.00	311.41	1,500.00
5060 Community Activities	195.99	333.33	137.34	1,693.95	2,999.97	1,306.02	4,000.00
5210 Federal & State Taxes - Clubhouse/General	-	-	-	1,868.00	2,100.00	232.00	2,100.00
5210 Federal & State Taxes - North	-	-	-	1,082.00	2,200.00	1,118.00	2,200.00
5210 Federal & State Taxes - South	-	-	-	84.00	180.00	96.00	180.00
5220 Stormwater/Rain Tax North	-	1,310.00	1,310.00	1,308.72	1,310.00	1.28	1,310.00
5220 Stormwater/Rain Tax South	-	750.00	750.00	749.11	750.00	0.89	750.00
5310 Insurance Premium	-	-	-	4,992.00	4,600.00	(392.00)	4,600.00
5320 Insurance Premium - Fidelity	-	-	-	-	615.00	615.00	615.00
5820 Reserve Contribution Clubhouse - Capital Elements	2,569.00	2,569.00	-	23,121.00	23,121.00	-	30,828.00
5820 Reserve Contribution North - Capital Elements	1,825.00	1,825.08	0.08	16,425.00	16,425.72	0.72	21,901.00
5820 Reserve Contribution South - Capital Elements	80.50	80.50	-	724.50	724.50	-	966.00
Total GENERAL & ADMINISTRATIVE	$ 7,205.17	$ 9,478.91	$ 2,273.74	$ 78,815.87	$ 80,425.19	$1,609.32	$ 102,682.00
UTILITIES							
6010 Electricity - Clubhouse	920.24	708.33	(211.91)	7,240.06	6,374.97	(865.09)	8,500.00
6010 Electricity - North	451.17	458.33	7.16	4,110.75	4,124.97	14.22	5,500.00
6010 Electricity - South	20.92	18.75	(2.17)	184.81	168.75	(16.06)	225.00
6030 Water & Sewer Clubhouse	1,646.52	-	(1,646.52)	1,919.63	1,650.00	(269.63)	2,200.00
6030 Water & Sewer North	782.48	-	(782.48)	824.48	1,500.00	675.52	2,000.00
6030 Water & Sewer South	171.28	-	(171.28)	183.28	1,875.00	1,691.72	2,500.00
6040 Clubhouse phone/internet/cable tv	178.08	350.00	171.92	1,485.73	3,150.00	1,664.27	4,200.00
6050 Backflow - Clubhouse	-	-	-	200.00	-	(200.00)	-
6050 Backflow - North	-	-	-	120.00	-	(120.00)	-
6050 Backflow - South	-	-	-	320.00	-	(320.00)	-
Total UTILITIES	$ 4,170.69	$ 1,535.41	($ 2,635.28)	$ 16,588.74	$ 18,843.69	$2,254.95	$ 25,125.00

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Income Statement - Operating

Shipley's Crossing Homeowners Association, Inc.

From 09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
SITE MAINTENANCE							
7010 Landscape Maintenance Contract - Clubhouse	$1,113.00	$1,113.00	$-	$10,017.00	$10,017.00	$-	$13,356.00
7010 Landscape Maintenance Contract - North	3,814.00	3,814.00	-	34,326.00	34,326.00	-	45,768.00
7010 Landscape Maintenance Contract - South	2,342.00	2,342.00	-	21,078.00	21,078.00	-	28,104.00
7030 Tree Maintenance - Clubhouse	-	41.67	41.67	-	375.03	375.03	500.00
7030 Tree Maintenance - North	-	83.33	83.33	900.00	749.97	(150.03)	1,000.00
7030 Tree Maintenance - South	-	375.00	375.00	4,965.00	3,375.00	(1,590.00)	4,500.00
7070 Irrigation System Expense - Clubhouse	-	-	-	1,510.00	2,000.00	490.00	2,000.00
7070 Irrigation System Expense - North	-	-	-	485.00	1,100.00	615.00	1,100.00
7070 Irrigation System Expense - South	-	-	-	1,510.00	1,500.00	(10.00)	1,500.00
7090 Pond Maintenance North	-	-	-	-	250.00	250.00	250.00
7100 Miscellaneous Repairs - North	-	41.67	41.67	-	375.03	375.03	500.00
7210 Grounds Maintenance - North	-	83.33	83.33	82.21	749.97	667.76	1,000.00
7245 Exterminating	-	-	-	935.00	585.00	(350.00)	585.00
7300 Stormwater Mgmt Pond Maintenance	-	208.33	208.33	2,459.00	1,874.97	(584.03)	2,500.00
7410 Clubhouse Repairs / Supplies	-	250.00	250.00	812.95	2,250.00	1,437.05	3,000.00
7810 Snow & Ice Removal - Clubhouse	-	-	-	1,175.00	4,000.00	2,825.00	5,000.00
7810 Snow & Ice Removal - North	-	-	-	18,840.00	10,000.00	(8,840.00)	15,000.00
Total SITE MAINTENANCE	$7,269.00	$8,352.33	$1,083.33	$99,095.16	$94,605.97	($4,489.19)	$125,663.00
POOL & CLUBHOUSE							
8010 Pool Management Contract	-	-	-	36,630.00	36,630.00	-	36,630.00
8020 Pool Maintenance & Repairs	-	-	-	1,038.92	2,500.00	1,461.08	2,500.00
8090 AED Maintenance	-	-	-	520.00	750.00	230.00	750.00
8410 Building Repairs & Maintenance	-	41.67	41.67	10.58	375.03	364.45	500.00
8420 Janitorial Contract	-	300.00	300.00	2,400.00	3,600.00	1,200.00	4,500.00
8440 HVAC Maintenance Contract	-	-	-	-	458.00	458.00	458.00
8480 Security System Monitoring	-	-	-	2,227.12	1,950.00	(277.12)	1,950.00
Total POOL & CLUBHOUSE	$-	$341.67	$341.67	$42,826.62	$46,263.03	$3,436.41	$47,288.00
Total OPERATING EXPENSE	**$18,644.86**	**$19,708.32**	**$1,063.46**	**$237,326.39**	**$240,137.88**	**$2,811.49**	**$300,758.00**
Net Income:	**($18,167.57)**	**($18,744.16)**	**$576.59**	**($10,450.55)**	**($14,569.44)**	**$4,118.89**	**$0.00**

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