# Shipley's Crossing Homeowners Association

**2027 Proposed Budget**
**10/30/2026**

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|---|---|---|
| **REVENUE:** | 4010 - Assessments Billed | $311,684.00 |
| | 4610 - Clubhouse Rental Income | $350.00 |
| | 4690 - Clubhouse Security Deposit Income | $300.00 |
| | 4420 - Clubhouse Access Card Income | $30.00 |
| | 4040 - Allowance for Doubtful Accounts | $0.00 |
| | Total Retainable Non-Assesment Income (RNAI) | $680.00 |
| | **TOTAL INCOME:** | **$312,364.00** |
| **EXPENSES:** | | |
| **General & Administrative:** | 5010 - Management Fees | $30,720.00 |
| | 5030 - Audit & Tax Filing | $2,150.00 |
| | 4300 - Clubhouse Estimated Earned Interest Income - 4300 | ($5,468.00) |
| | 5210 - Federal & State Taxes - General | $2,000.00 |
| | 5040 - Attorney - Legal - 5040 | $500.00 |
| | 5310 - Insurance | $5,400.00 |
| | 5320 - Insurance-Fidelity | $615.00 |
| | 5060 - Community Activities | $3,500.00 |
| | 5050 - Administrative Expenses | $1,500.00 |
| | Community Investment | $3,000.00 |
| | 5720 - Updated Reserve Study | $0.00 |
| | **Total Gen & Admin Expenses** | **$43,917.00** |
| **Clubhouse:** | 5820 - Contribution to Reserves | $30,828.00 |
| | 4690 - Clubhouse Security Deposit Return | $300.00 |
| | **Total Clubhouse:** | **$31,128.00** |
| **Utilities:** | 6010 - Electric - Clubhouse | $9,000.00 |
| | 8480 - Security System | $2,300.00 |
| | 8490 - Security System maintenance | $2,000.00 |
| | 6040 - Phone/Internet/Cable TV | $2,225.00 |
| | 6030 - Water/Sewer - Clubhouse | $2,200.00 |
| | **Total Utilities** | **$17,725.00** |
| **Maintenance Expenses:** | 8410 - Building Maintenance | $2,700.00 |
| | 6050 - Back Flow Inspection | $200.00 |
| | 7030 - Tree Removal/Maintenance Clubhouse | $800.00 |
| | 8440 - Clubhouse HVAC | $458.00 |
| | 8420 - Janitorial Service | $4,500.00 |
| | 7410 - Clubhouse Repairs/Supplies | $4,000.00 |
| | 7070 - Irrigation | $2,000.00 |
| | **Total Maintenance** | **$14,658.00** |
| **Contracts:** | 7010 - Ground Maint. Contract - Clubhouse | $13,869.00 |
| | 7425 - Exterminating | $1,000.00 |
| | 7810 - Snow Removal Clubhouse | $6,000.00 |
| | **Total Contracts** | **$20,869.00** |
| **Pool Expenses:** | 8010 - Pool Management - 8010 | $37,365.00 |
| | 8020 - Pool Repairs - 8020 | $2,000.00 |
| | 8090 - AED and Maintenance | $1,100.00 |
| | **Total Utilities** | **$40,465.00** |
| | **Total General Fees:** | **$168,762.00** |
| | **Total General Fees minus RNAI** | **$168,082.00** |

**2027 Budget Continues on Reverse Side….**