

# Shipley's Crossing Homeowners Association

2023 Approved Budget

11/28/2023

<b><u>REVENUE:</u></b>	Assessments Billed	\$252,066.00
	Clubhouse Rental Income	\$600.00
	Clubhouse Security Deposit Income	\$300.00
	Clubhouse Access Card Income	\$0.00
	Allowance for Doubtful Accounts	(\$500.00)
	Total Retainable Non-Assessment Income (RNAI)	\$100.00
	<b>TOTAL INCOME:</b>	<b>\$252,166.00</b>
	<b><u>EXPENSES:</u></b>	
<b><u>General &amp; Administrative</u></b>	Management Fees	\$28,128.00
	Audit & Tax Filing	\$1,700.00
	Attorney - Legal	\$0.00
	Insurance	\$3,625.00
	Insurance-Fidelity	\$550.00
	Community Activities	\$2,000.00
	Administrative Expenses	\$1,500.00
	<b>Total Gen &amp; Admin Expenses</b>	<b>\$37,503.00</b>
<b><u>Clubhouse:</u></b>	Contribution to Reserves	\$21,739.00
	Clubhouse Security Deposit Return	\$300.00
	<b>Total Clubhouse:</b>	<b>\$22,039.00</b>
<b><u>Utilities:</u></b>	Electric - Clubhouse	\$8,200.00
	Security System	\$1,600.00
	Telephone/Cable	\$4,050.00
	Water/Sewer - Clubhouse	\$4,600.00
	<b>Total Utilities</b>	<b>\$18,450.00</b>
<b><u>Maintenance Expenses:</u></b>	Building Maintenance	\$1,000.00
	Back Flow Inspection	\$450.00
	Tree Removal/Maintenance clubhouse	\$4,000.00
	Clubhouse HVAC	\$450.00
	Janitorial Service	\$2,800.00
	Clubhouse Repairs	\$2,000.00
	Irrigation	\$1,500.00
	<b>Total Grounds</b>	<b>\$12,200.00</b>
<b><u>Contracts:</u></b>	Ground Maint. Contract - Clubhouse	\$12,840.00
	Exterminating	\$585.00
	Snow Removal Clubhouse	\$1,500.00
	<b>Total Contracts</b>	<b>\$14,925.00</b>
<b><u>Pool Expenses:</u></b>	Pool Management	\$30,680.00
	Pool Repairs	\$1,200.00
	AED and Maintenance	\$485.00
	<b>Total Utilities</b>	<b>\$32,365.00</b>
	<b>Total General Fees:</b>	<b>\$137,482.00</b>
	<b>Total General Fees minus RNAI</b>	<b>\$137,382.00</b>
<b><u>North Expenses:</u></b>	Grounds Maintenance Contract	\$44,004.00
	Electric - North	\$5,000.00
	Water/Sewer - North	\$1,500.00
	Back Flow Inspection	\$150.00
	Snow Removal - North	\$0.00
	Storm Water Drainage - North	\$1,300.00
	Miscellaneous Repairs - North	\$500.00
	Grounds Maintenance - North	\$500.00
	North Reserve Contribution	\$21,703.00
	Tree removal/Maintenance North	\$1,500.00
	Pond Maintenance North	\$3,000.00
	Irrigation	\$800.00
	Pond Pest Maintenance	\$1,750.00
	<b>Total North Expenses</b>	<b>\$81,707.00</b>
<b><u>South Expenses:</u></b>	Water/Sewer - South	\$1,700.00
	Back Flow Inspection	\$150.00
	Miscellaneous Repairs - South	\$200.00
	Ground Maintenance - South	\$200.00
	Storm Water Drainage - South	\$748.00
	Grounds Main. Contract - South	\$27,012.00
	South Reserve Contributions	\$892.00
	Electric - South	\$225.00
	Tree removal/Maintenance South	\$1,000.00
	Irrigation	\$850.00
	<b>Total South Expenses</b>	<b>\$32,977.00</b>
<b><u>SUMMARY:</u></b>	<b>Total Income</b>	<b>\$252,166.00</b>
	<b>Total Expenses</b>	<b>\$252,166.00</b>
	<b>Over/Under</b>	<b>\$0.00</b>
<b>2024 QUARTERLY ASSESSMENTS</b>	<b>2024 North Assessment</b>	<b>\$502</b>
	<b>2024 South Assessment</b>	<b>\$387</b>