ProCom
Professional Community Management

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Income Statement - Operatir

Shipley's Crossing Homeowners Association,

12/01/2025 to 12/31/2(

Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Ann Buc
OPERATING INCOME							
OPERATING INCOME							
4010 Assessment Income	$ -	$ -	$ -	$271,212.00	$271,212.00	$ -	$271,21
4040 Less Bad Debt Expense	-	(23.71)	23.71	-	(284.96)	284.96	(284
4300 Clubhouse Earned Interest Income	-	-	-	4,820.48	8,077.01	(3,256.53)	8,07
4300 North Earned Interest Income	-	-	-	6,902.44	9,470.67	(2,568.23)	9,47(
4300 South Earned Interest Income	-	-	-	589.00	737.28	(148.28)	737
4420 Miscellaneous Income	-	-	-	20.00	-	20.00	
4610 Clubhouse Rental Income	75.00	66.63	8.37	350.00	800.00	(450.00)	80(
Total OPERATING INCOME	$ 75.00	$ 42.92	$ 32.08	$283,893.92	$290,012.00	($6,118.08)	$290,01
Total OPERATING INCOME	**$ 75.00**	**$ 42.92**	**$ 32.08**	**$283,893.92**	**$290,012.00**	**($ 6,118.08)**	**$290,01**
OPERATING EXPENSE							
OPERATING INCOME							
4690 Clubhouse Security Deposit	-	-	-	(400.00)	-	400.00	
Total OPERATING INCOME	$ -	$ -	$ -	($ 400.00)	$ -	$400.00	$
GENERAL & ADMINISTRATIVE							
5010 Management Fees	2,414.00	2,414.00	-	28,968.00	28,968.00	-	28,968
5030 Tax Prep & Audit Fees	-	-	-	1,900.00	1,900.00	-	1,900
5040 Legal Fees	315.00	-	(315.00)	315.00	-	(315.00)	
5050 Administrative Expenses	233.80	125.00	(108.80)	1,711.58	1,500.00	(211.58)	1,500
5060 Community Activities	817.34	291.63	(525.71)	4,439.12	3,500.00	(939.12)	3,500
5210 Federal & State Taxes - Clubhouse/General	-	-	-	2,026.37	1,987.65	(38.72)	1,987
5210 Federal & State Taxes - North	-	-	-	2,203.99	2,331.00	127.01	2,331
5210 Federal & State Taxes - South	-	-	-	177.64	181.35	3.71	181
5220 Stormwater/Rain Tax North	-	-	-	1,308.72	1,310.00	1.28	1,310
5220 Stormwater/Rain Tax South	-	-	-	749.11	750.00	0.89	750
5310 Insurance Premium	-	-	-	4,225.00	4,300.00	75.00	4,300
5320 Insurance Premium - Fidelity	-	-	-	615.00	510.00	(105.00)	510
5720 Updated Reserve Study	-	-	-	3,605.00	3,605.00	-	3,605
5820 Reserve Contribution Clubhouse - Capital Elements	1,818.00	1,807.00	(11.00)	21,739.00	21,739.00	-	21,739
5820 Reserve Contribution North - Capital Elements	1,815.00	1,804.00	(11.00)	21,703.00	21,703.00	-	21,703
5820 Reserve Contribution South - Capital Elements	78.00	78.00	-	892.00	892.00	-	892
Total GENERAL & ADMINISTRATIVE	$ 7,491.14	$ 6,519.63	($ 971.51)	$ 96,578.53	$ 95,177.00	($1,401.53)	$ 95,177
UTILITIES							
6010 Electricity - Clubhouse	255.25	708.37	453.12	7,668.54	8,500.00	831.46	8,500
6010 Electricity - North	462.03	458.37	(3.66)	5,479.42	5,500.00	20.58	5,500
6010 Electricity - South	189.72	18.75	(170.97)	398.82	225.00	(173.82)	225
6030 Water & Sewer Clubhouse	418.72	650.00	231.28	2,076.06	2,600.00	523.94	2,600
6030 Water & Sewer North	1,099.83	475.00	(624.83)	1,859.60	1,900.00	40.40	1,900
6030 Water & Sewer South	2,411.00	500.00	(1,911.00)	2,577.95	2,000.00	(577.95)	2,000
6040 Clubhouse phone/internet/cable tv	595.26	347.12	(248.14)	4,629.42	4,165.00	(464.42)	4,165
6050 Backflow - Clubhouse	-	-	-	-	400.00	400.00	400
6050 Backflow - North	-	-	-	-	120.00	120.00	120
6050 Backflow - South	-	-	-	-	120.00	120.00	120
Total UTILITIES	$ 5,431.81	$ 3,157.61	($ 2,274.20)	$ 24,689.81	$ 25,530.00	$840.19	$ 25,530
SITE MAINTENANCE							
7010 Landscape Maintenance Contract - Clubhouse	-	1,113.00	1,113.00	13,356.00	13,356.00	-	13,356
7010 Landscape Maintenance Contract - North	-	3,814.00	3,814.00	45,768.00	45,768.00	-	45,768

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Income Statement - Operatin

Shipley's Crossing Homeowners Association, I

12/01/2025 to 12/31/2(

Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Ann Bud
7010 Landscape Maintenance Contract - South	$-	$2,342.00	$2,342.00	$25,762.00	$28,104.00	$2,342.00	$28,104
7030 Tree Maintenance - Clubhouse	-	208.37	208.37	-	2,500.00	2,500.00	2,500
7030 Tree Maintenance - North	2,500.00	208.37	(2,291.63)	2,500.00	2,500.00	-	2,500
7030 Tree Maintenance - South	-	375.00	375.00	-	4,500.00	4,500.00	4,500
7070 Irrigation System Expense - Clubhouse	-	-	-	2,289.00	1,500.00	(789.00)	1,500
7070 Irrigation System Expense - North	-	-	-	962.00	800.00	(162.00)	800
7070 Irrigation System Expense - South	-	-	-	1,675.00	600.00	(1,075.00)	600
7090 Pond Maintenance North	-	355.13	355.13	2,328.00	4,262.00	1,934.00	4,262
7100 Miscellaneous Repairs - North	64.32	41.63	(22.69)	209.63	500.00	290.37	500
7210 Grounds Maintenance - North	-	125.00	125.00	995.00	1,500.00	505.00	1,500
7210 Grounds Maintenance - South	-	-	-	2,342.00	-	(2,342.00)	
7240 Pond Pest Control - North	-	-	-	-	250.00	250.00	250
7245 Exterminating	195.00	48.75	(146.25)	1,030.00	585.00	(445.00)	585
7410 Clubhouse Repairs / Supplies	47.91	250.00	202.09	692.50	3,000.00	2,307.50	3,000
7810 Snow & Ice Removal - Clubhouse	1,145.00	1,000.00	(145.00)	5,545.00	3,000.00	(2,545.00)	3,000
7810 Snow & Ice Removal - North	5,295.00	2,000.00	(3,295.00)	22,085.00	10,000.00	(12,085.00)	10,000
Total SITE MAINTENANCE	$9,247.23	$11,881.25	$2,634.02	$127,539.13	$122,725.00	($4,814.13)	$122,725
POOL & CLUBHOUSE							
8010 Pool Management Contract	-	-	-	34,530.00	34,530.00	-	34,530
8020 Pool Maintenance & Repairs	369.68	-	(369.68)	1,981.80	1,800.00	(181.80)	1,800
8090 AED Maintenance	-	-	-	-	750.00	750.00	750
8410 Building Repairs & Maintenance	229.00	291.63	62.63	328.00	3,500.00	3,172.00	3,500
8420 Janitorial Contract	900.00	312.50	(587.50)	4,513.79	3,750.00	(763.79)	3,750
8440 HVAC Maintenance Contract	-	-	-	458.00	450.00	(8.00)	450
8480 Security System Monitoring	-	-	-	1,878.09	1,800.00	(78.09)	1,800
8490 Security System Maintenance	75.00	-	(75.00)	1,731.00	-	(1,731.00)	
Total POOL & CLUBHOUSE	$1,573.68	$604.13	($969.55)	$45,420.68	$46,580.00	$1,159.32	$46,580
Total OPERATING EXPENSE	**$23,743.86**	**$22,162.62**	**($1,581.24)**	**$293,828.15**	**$290,012.00**	**($3,816.15)**	**$290,012**
Net Income:	**($23,668.86)**	**($22,119.70)**	**($1,549.16)**	**($9,934.23)**	**$0.00**	**($9,934.23)**	**$0**

Clubhouse = (1057.19)

North = (11,526.59)

South = 2649.55

(9934.23)

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