

Shipley's Crossing Homeowners Association

2023 Approved Budget

10/20/22

REVENUE:		Assessments Billed	\$244,340.00
	6310	Clubhouse Rental Income	\$300.00
	6700	Clubhouse Security Deposit Income	\$300.00
	6710	Clubhouse Access Card Income	\$0.00
	6720	Allowance for Doubtful Accounts	(\$500.00)
	6970	Total Retainable Non-Assessment Income (RNAI)	<u>\$100.00</u>
		TOTAL INCOME:	\$244,440.00
EXPENSES:			
<u>Shared Expenses</u>			
<u>General & Administrative</u>	7010	Management Fees	\$27,312.00
	7140	Audit & Tax Filing	\$2,850.00
	7160	Attorney - Legal	\$1,000.00
	7280	Insurance	\$3,500.00
	7290	Insurance-Fidelity	\$550.00
	7500	Community Activities	\$2,000.00
	7890	Administrative Expenses	<u>\$1,800.00</u>
		Total Gen & Admin Expenses	<u>\$39,012.00</u>
<u>Clubhouse:</u>	6999	Contribution to Reserves	\$21,254.00
	6710	Clubhouse Security Deposit Return	\$300.00
		Total Clubhouse:	<u>\$21,554.00</u>
<u>Utilities:</u>	8911	Electric - Clubhouse	\$7,000.00
	8915	Security System	\$1,600.00
	8920	Telephone/Cable	\$3,960.00
	8932	Water/Sewer - Clubhouse	<u>\$2,000.00</u>
		Total Utilities	<u>\$14,560.00</u>
<u>Maintenance Expenses:</u>	9110	Building Maintenance	\$2,000.00
	9105	Back Flow Inspection	\$450.00
	9100	Tree Removal/Maintenance Clubhouse	\$1,000.00
	9060	Clubhouse HVAC	\$460.00
	9065	Janitorial Service	\$3,750.00
	9070	Clubhouse Repairs	\$2,000.00
	9107	Irrigation	<u>\$1,500.00</u>
		Total Maintenance	<u>\$11,160.00</u>
<u>Contracts:</u>	9021	Ground Maint. Contract - Clubhouse	\$12,840.00
	9750	Exterminating	\$580.00
	9801	Snow Removal Clubhouse	<u>\$0.00</u>
		Total Contracts	<u>\$13,420.00</u>
<u>Pool Expenses:</u>	9050	Pool Management	\$28,780.00
	9055	Pool Repairs	\$1,500.00
	9090	AED and Maintenance	<u>\$485.00</u>
		Total Pool	<u>\$30,765.00</u>
		Total General Fees:	\$130,471.00
		Total General Fees minus RNAI	<u>\$130,371.00</u>
<u>North Expenses:</u>	9020	Grounds Maintenance Contract	\$44,008.00
	8910	Electric - North	\$5,000.00
	8930	Water/Sewer - North	\$1,100.00
	9104	Back Flow Inspection	\$150.00
	9800	Snow Removal - North	\$0.00
	8940	Storm Water Drainage - North	\$1,187.02
	9115	Miscellaneous Repairs - North	\$1,000.00
	9025	Grounds Maintenance - North	\$1,000.00
	6999	North Reserve Contribution	\$21,215.00
	9120	Tree removal/Maintenance North	\$2,000.00
	9035	Pond Maintenance North	\$3,000.00
	9108	Irrigation	\$800.00
	9755	Pond Pest Maintenance	<u>\$250.00</u>
		Total North Expenses	<u>\$80,710.02</u>
<u>South Expenses:</u>	8934	Water/Sewer - South	\$1,500.00
	9106	Back Flow Inspection -	\$150.00
	9117	Miscellaneous Repairs - South	\$600.00
	9027	Ground Maintenance - South	\$600.00
	8950	Storm Water Drainage - South	\$680.00
	9022	Grounds Main. Contract - South	\$27,012.00
	6999	South Reserve Contributions	\$872.00
	8912	Electric - South	\$225.00
	9125	Tree removal/Maintenance South	\$1,000.00
	9109	Irrigation	<u>\$600.00</u>
		Total South Expenses	<u>\$35,239.00</u>
<u>SUMMARY:</u>		Total Income	\$244,440.00
		Total Expenses	<u>\$244,420.02</u>
		Over/Under	\$19.98