Shipley's Crossing Homwowners Association

2026 Approved Budget
11/6/2025

REVENUE:	4310 - Assessments Billed	$289,444.00
	4610 - Clubhouse Rental Income	$700.00
	4690 - Clubhouse Security Deposit Income	$300.00
	4420 - Clubhouse Access Card Income	$0.00
	4040 - Allowance for Doubtful Accounts	$0.00
	Total Retainable Non-Assesment Income (RNAI)	$1,000.00
	TOTAL INCOME:	**$290,444.00**
EXPENSES:		
General & Administrative	5010 - Management Fees	$29,832.00
	5030 - Audit & Tax Filing	$1,900.00
	4300 - Clubhouse Earned Interest Income	($4,596.00)
	5210 - Federal & State Taxes - General	$2,100.00
	5310 - Insurance	$4,600.00
	5320 - Insurance-Fidelity	$615.00
	5060 - Community Activities	$4,000.00
	5050 - Administrative Expenses	$1,500.00
	Total Gen & Admin Expenses	**$39,951.00**
Clubhouse:	5820 - Contribution to Reserves	$30,828.00
	4690 - Clubhouse Security Deposit Return	$300.00
	Total Clubhouse:	**$31,128.00**
Utilities:	6010 - Electric - Clubhouse	$8,500.00
	8480 - Security System	$1,950.00
	6040 - Telephone/Cable	$4,200.00
	6030 - Water/Sewer - Clubhouse	$2,200.00
	Total Utilities	**$16,850.00**
Maintenance Expenses:	8410 - Building Maintenance	$500.00
	7030 - Tree Removal/Maintenance - Clubhouse	$500.00
	8440 - Clubhouse HVAC	$458.00
	8420 - Janitorial Service	$4,500.00
	7410 - Clubhouse Repairs	$3,000.00
	7070 - Irrigation	$2,000.00
	Total Grounds	**$10,958.00**
Contracts:	7010 - Ground Maint. Contract - Clubhouse	$13,356.00
	7245 - Exterminating	$585.00
	7810 - Snow Removal Clubhouse	$5,000.00
	Total Contracts	**$18,941.00**
Pool Expenses:	8010 - Pool Management	$36,630.00
	8020 - Pool Repairs	$2,500.00
	8090 - AED and Maintenance	$750.00
	Total Utilities	**$39,880.00**
	Total General Fees:	**$157,708.00**
	Total General Fees minus RNAI	**$156,708.00**
North Expenses:	7010 - Grounds Maintenance Contract - North	$45,768.00
	6010 - Electric - North	$5,500.00
	6030 - Water/Sewer - North	$2,000.00
	7810 - Snow Removal - North	$15,000.00
	5220 - Storm Water Drainage - North	$1,310.00
	7100 - Miscellaneous Repairs - North	$500.00
	7210 - Grounds Maintenance - North	$1,000.00
	5820 - North Reserve Contribution - North	$21,901.00
	4300 - North Earned Interest Income - North	($5,442.00)
	5210 - Federal & State Taxes - North	$2,200.00
	7030 - Tree removal/Maintenance - North	$1,000.00
	7090 - Pond Maintenance - North	$2,500.00
	7070 - Irrigation - North	$1,100.00
	7240 - Pond Pest Maintenance - North	$250.00
	Total North Expenses	**$94,587.00**
South Expenses:	6030 - Water/Sewer - South	$2,500.00
	5220 - Storm Water Drainage - South	$750.00
	7010 - Grounds Main. Contract - South	$28,104.00
	5820 - South Reserve Contributions - South	$966.00
	4300 - South Earned Interest Income - South	($576.00)
	5210 - Federal & State Taxes - South	$180.00
	6010 - Electric - South	$225.00
	7030 - Tree removal/Maintenance - South	$4,500.00
	7070 - Irrigation - South	$1,500.00
	Total South Expenses	**$38,149.00**
SUMMARY:	**Total Income**	**$290,444.00**
	Total Expenses	**$290,444.00**
	Over/Under	**$0.00**
2026 QUARTERLY ASSESSMENTS	**2026 North Assessment**	**$577**
	2026 South Assessment	**$443**