

# Shipley's Crossing Homewoners Association

## 2026 Proposed Budget 11/6/2025

<b><u>REVENUE:</u></b>	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
	<b>TOTAL INCOME:</b>	<b>\$290,444.00</b>
<b><u>EXPENSES:</u></b>		
<b><u>General &amp; Administrative</u></b>	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
	<b>Total Gen &amp; Admin Expenses</b>	<b>\$39,951.00</b>
<b><u>Clubhouse:</u></b>	5820 - Contribution to Reserves	\$30,828.00
	4690 - Clubhouse Security Deposit Return	\$300.00
	<b>Total Clubhouse:</b>	<b>\$31,128.00</b>
<b><u>Utilities:</u></b>	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
	<b>Total Utilities</b>	<b>\$16,850.00</b>
<b><u>Maintenance Expenses:</u></b>	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
	<b>Total Grounds</b>	<b>\$10,958.00</b>
<b><u>Contracts:</u></b>	7010 - Ground Maint. Contract - Clubhouse	\$13,356.00
	7245 - Exterminating	\$585.00
	7810 - Snow Removal Clubhouse	\$5,000.00
	<b>Total Contracts</b>	<b>\$18,941.00</b>
<b><u>Pool Expenses:</u></b>	8010 - Pool Management	\$36,630.00
	8020 - Pool Repairs	\$2,500.00
	8090 - AED and Maintenance	\$750.00
	<b>Total Utilities</b>	<b>\$39,880.00</b>
	<b><u>Total General Fees:</u></b>	<b>\$157,708.00</b>
	<b><u>Total General Fees minus RNAI</u></b>	<b>\$156,708.00</b>
<b><u>North Expenses:</u></b>	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
	<b>Total North Expenses</b>	<b>\$94,587.00</b>
<b><u>South Expenses:</u></b>	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
	<b>Total South Expenses</b>	<b>\$38,149.00</b>
<b><u>SUMMARY:</u></b>	<b>Total Income</b>	<b>\$290,444.00</b>
	<b>Total Expenses</b>	<b>\$290,444.00</b>
	<b>Over/Under</b>	<b>\$0.00</b>
<b>2026 QUARTERLY ASSESSMENTS</b>	<b>2026 North Assessment</b>	<b>\$577</b>
	<b>2026 South Assessment</b>	<b>\$443</b>