



Budget Summary - Operating

Baldwin Square Homeowners Association, Inc.
2019

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Account	January	February	March	April	May	June	July	August	September	October	Nov	December	Total
INCOME													
Income													
4001-00 Homeowner Assessments	\$32,877.26	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$20,377.34	\$257,028.00
4101-00 Less Replacement Reserve	(12,500.00)	-	-	-	-	-	-	-	-	-	-	-	(12,500.00)
4102-00 Interest/Operating	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.63	260.00
4110-00 Gate Transmitters	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00
4207-00 Int/Coll Cost Income	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
Total Income	\$20,498.93	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,498.97	\$245,988.00
Total OPERATING INCOME	\$20,498.93	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,499.01	\$20,498.97	\$245,988.00
EXPENSES													
General and Administrative													
5001-00 Management Fee	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	1,860.00	1,860.00	1,860.00	21,510.00
5003-00 Administrative Expense	1,500.00	200.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	2,500.00
5004-00 Accounting/Audit	-	-	425.00	-	-	-	-	-	-	-	-	-	425.00
5005-00 Legal- Corporate	-	-	-	250.00	-	-	-	-	250.00	-	-	-	500.00
5006-00 Legal- Collections	300.00	100.00	-	-	-	-	-	-	-	-	-	-	400.00
5009-00 Meeting Expense	-	-	-	-	-	-	-	-	-	50.00	-	-	50.00
5010-00 Storage Fees	115.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	973.00
5012-00 Copies	80.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	425.00	475.00	1,520.00
5013-00 Postage	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5020-00 Reserve Study Expense	-	-	-	-	-	5,000.00	-	-	-	-	-	-	5,000.00
5032-00 Website Service Contract	-	-	-	-	-	-	-	-	180.00	-	-	-	180.00
Total General and Administrative	\$3,965.00	\$2,408.00	\$2,613.00	\$2,438.00	\$2,188.00	\$7,188.00	\$2,188.00	\$2,188.00	\$2,618.00	\$2,328.00	\$2,643.00	\$2,693.00	\$35,458.00
Taxes/Insurance													
5200-00 Property Tax	-	-	-	-	-	-	-	-	-	-	50.00	-	50.00
5220-00 Insurance	-	-	3,350.00	-	-	-	-	-	-	-	-	-	3,350.00
Total Taxes/Insurance	\$0.00	\$0.00	\$3,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$3,400.00
Maintenance & Repairs													
5301-00 Common Area	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5304-00 Wooden Fence Repair	-	-	-	750.00	-	-	750.00	-	-	-	-	-	1,500.00
5305-00 Iron Fence Painting/Repairs	-	-	-	-	-	11,250.00	-	-	-	-	-	-	11,250.00
5310-00 Trash/Recycling Removal	2,485.00	2,485.00	2,485.00	2,485.00	2,485.00	2,485.00	2,485.00	2,560.00	2,560.00	2,560.00	2,560.00	2,560.00	30,195.00
Total Maintenance & Repairs	\$2,785.00	\$2,785.00	\$2,785.00	\$3,535.00	\$2,785.00	\$14,035.00	\$3,535.00	\$2,860.00	\$2,860.00	\$2,860.00	\$2,860.00	\$2,860.00	\$46,545.00
Landscaping													
5500-00 Landscaping Contract	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	5,041.00	60,492.00



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5520-00 Landscape Extras/Replace	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,080.00	\$-	\$-	\$-	\$-	\$1,080.00
5530-00 Irrigation Repair	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
5540-00 Tree Removal/Care	-	-	1,500.00	-	-	-	-	-	-	1,500.00	-	-	3,000.00
Total Landscaping	\$5,991.00	\$5,991.00	\$7,491.00	\$5,991.00	\$5,991.00	\$5,991.00	\$5,991.00	\$7,071.00	\$5,991.00	\$7,491.00	\$5,991.00	\$5,991.00	\$75,972.00
Access Gates													
5610-00 Gate Repairs	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
5620-00 Gate Transmitters	-	-	-	-	-	200.00	-	-	-	-	-	-	200.00
Total Access Gates	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$1,000.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$9,800.00
Utilities													
6201-00 Electricity	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
6203-00 Water & Sewer- BS	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.08	4,129.12	49,549.00
6204-00 Water-Irrigation	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.33	1,980.37	23,764.00
Total Utilities	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.41	\$6,234.49	\$74,813.00
Total OPERATING EXPENSE	\$19,775.41	\$18,218.41	\$23,273.41	\$18,998.41	\$17,998.41	\$34,448.41	\$18,748.41	\$19,153.41	\$18,503.41	\$19,713.41	\$18,578.41	\$18,578.49	\$245,988.00
Net - Operating Totals	\$723.52	\$2,280.60	(\$2,774.40)	\$1,500.60	\$2,500.60	(\$13,949.40)	\$1,750.60	\$1,345.60	\$1,995.60	\$785.60	\$1,920.60	\$1,920.48	\$0.00