



## Budget Summary - Operating

Baldwin Square Homeowners Association, Inc.  
2020

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Account	January	February	March	April	May	June	July	August	September	October	Nov	December	Total
<b>INCOME</b>													
<b>Income</b>													
4001-00 Homeowner Assessments	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$21,500.50	\$258,006.00
4101-00 Less Replacement Reserve	(6,000.00)	-	-	-	-	-	-	-	-	-	-	-	(6,000.00)
4102-00 Interest/Operating	107.00	164.00	182.00	176.00	172.00	150.00	133.00	108.00	83.00	60.00	50.00	75.00	1,460.00
4110-00 Gate Transmitters	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00
4207-00 Int/Coll Cost Income	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.87	850.00
<b>Total Income</b>	<b>\$15,686.66</b>	<b>\$21,743.66</b>	<b>\$21,761.66</b>	<b>\$21,755.66</b>	<b>\$21,751.66</b>	<b>\$21,729.66</b>	<b>\$21,712.66</b>	<b>\$21,687.66</b>	<b>\$21,662.66</b>	<b>\$21,639.66</b>	<b>\$21,629.66</b>	<b>\$21,654.74</b>	<b>\$254,416.00</b>
<b>Total OPERATING INCOME</b>	<b>\$15,686.66</b>	<b>\$21,743.66</b>	<b>\$21,761.66</b>	<b>\$21,755.66</b>	<b>\$21,751.66</b>	<b>\$21,729.66</b>	<b>\$21,712.66</b>	<b>\$21,687.66</b>	<b>\$21,662.66</b>	<b>\$21,639.66</b>	<b>\$21,629.66</b>	<b>\$21,654.74</b>	<b>\$254,416.00</b>
<b>EXPENSES</b>													
<b>General and Administrative</b>													
5001-00 Management Fee	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,916.00	1,916.00	1,916.00	22,488.00
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	-	-	-	150.00	-	-	-	150.00	-	-	-	-	300.00
5006-00 Legal- Collections	300.00	100.00	-	-	-	-	-	-	-	-	-	-	400.00
5008-00 Bad Debt Expense	-	-	-	-	-	-	250.00	75.00	-	-	-	-	325.00
5009-00 Meeting Expense	-	-	-	-	-	-	-	-	-	100.00	-	-	100.00
5010-00 Storage Fees	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	936.00
5012-00 Copies	50.00	60.00	60.00	60.00	60.00	60.00	70.00	80.00	80.00	70.00	450.00	250.00	1,350.00
5013-00 Postage	250.00	250.00	200.00	200.00	200.00	200.00	250.00	250.00	250.00	250.00	500.00	250.00	3,050.00
5032-00 Website Service Contract	-	-	-	-	-	-	-	70.00	180.00	-	-	-	250.00
<b>Total General and Administrative</b>	<b>\$4,038.00</b>	<b>\$2,548.00</b>	<b>\$2,703.00</b>	<b>\$2,428.00</b>	<b>\$2,278.00</b>	<b>\$2,278.00</b>	<b>\$2,588.00</b>	<b>\$2,643.00</b>	<b>\$2,528.00</b>	<b>\$2,494.00</b>	<b>\$3,024.00</b>	<b>\$2,574.00</b>	<b>\$32,124.00</b>
<b>Taxes/Insurance</b>													
5200-00 Property Tax	-	-	-	-	-	-	-	-	-	-	50.00	-	50.00
5201-00 Federal Income Tax	-	-	200.00	-	-	-	-	-	-	-	-	-	200.00
5220-00 Insurance	-	-	3,604.00	-	-	-	-	-	-	-	-	-	3,604.00
<b>Total Taxes/Insurance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,804.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$3,854.00</b>
<b>Maintenance &amp; Repairs</b>													
5301-00 Common Area	291.92	291.92	291.92	291.92	291.92	291.92	291.92	291.92	291.92	291.92	291.92	291.88	3,503.00
5304-00 Wooden Fence Repair	-	-	-	750.00	-	-	750.00	-	-	-	-	-	1,500.00
5305-00 Iron Fence Painting/Repairs	-	-	-	-	-	14,000.00	-	-	-	-	-	-	14,000.00
5310-00 Trash/Recycling Removal	2,634.00	2,634.00	2,634.00	2,634.00	2,634.00	2,634.00	2,634.00	2,634.00	2,634.00	2,714.00	2,714.00	2,714.00	31,848.00
<b>Total Maintenance &amp; Repairs</b>	<b>\$2,925.92</b>	<b>\$2,925.92</b>	<b>\$2,925.92</b>	<b>\$3,675.92</b>	<b>\$2,925.92</b>	<b>\$16,925.92</b>	<b>\$3,675.92</b>	<b>\$2,925.92</b>	<b>\$2,925.92</b>	<b>\$3,005.92</b>	<b>\$3,005.92</b>	<b>\$3,005.88</b>	<b>\$50,851.00</b>
<b>Landscaping</b>													



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5500-00 Landscaping Contract	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$4,977.00	\$59,724.00
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	-	16,500.00	-	-	-	-	-	-	-	1,500.00	-	-	18,000.00
<b>Total Landscaping</b>	<b>\$5,927.00</b>	<b>\$22,427.00</b>	<b>\$5,927.00</b>	<b>\$5,927.00</b>	<b>\$5,927.00</b>	<b>\$5,927.00</b>	<b>\$5,927.00</b>	<b>\$7,007.00</b>	<b>\$5,927.00</b>	<b>\$7,427.00</b>	<b>\$5,927.00</b>	<b>\$5,927.00</b>	<b>\$90,204.00</b>
<b>Access Gates</b>													
5610-00 Gate Repairs	750.00	1,350.00	1,350.00	600.00	200.00	800.00	2,700.00	1,800.00	1,700.00	600.00	600.00	600.00	13,050.00
5620-00 Gate Transmitters	-	-	-	-	-	100.00	-	-	-	-	-	-	100.00
<b>Total Access Gates</b>	<b>\$750.00</b>	<b>\$1,350.00</b>	<b>\$1,350.00</b>	<b>\$600.00</b>	<b>\$200.00</b>	<b>\$900.00</b>	<b>\$2,700.00</b>	<b>\$1,800.00</b>	<b>\$1,700.00</b>	<b>\$600.00</b>	<b>\$600.00</b>	<b>\$600.00</b>	<b>\$13,150.00</b>
<b>Utilities</b>													
6201-00 Electricity	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
6203-00 Water & Sewer- BS	3,862.00	3,920.00	3,632.00	3,232.00	3,307.00	3,682.00	3,599.00	3,884.00	4,045.00	3,613.00	4,078.00	4,067.00	44,921.00
6204-00 Water-Irrigation	796.00	796.00	796.00	1,230.00	1,476.00	1,944.00	1,773.00	2,202.00	2,827.00	1,908.00	1,401.00	783.00	17,932.00
<b>Total Utilities</b>	<b>\$4,773.00</b>	<b>\$4,831.00</b>	<b>\$4,543.00</b>	<b>\$4,577.00</b>	<b>\$4,898.00</b>	<b>\$5,741.00</b>	<b>\$5,487.00</b>	<b>\$6,201.00</b>	<b>\$6,987.00</b>	<b>\$5,636.00</b>	<b>\$5,594.00</b>	<b>\$4,965.00</b>	<b>\$64,233.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$18,413.92</b>	<b>\$34,081.92</b>	<b>\$21,252.92</b>	<b>\$17,207.92</b>	<b>\$16,228.92</b>	<b>\$31,771.92</b>	<b>\$20,377.92</b>	<b>\$20,576.92</b>	<b>\$20,067.92</b>	<b>\$19,162.92</b>	<b>\$18,200.92</b>	<b>\$17,071.88</b>	<b>\$254,416.00</b>
<b>Net - Operating Totals</b>	<b>(\$2,727.26)</b>	<b>(\$12,338.26)</b>	<b>\$508.74</b>	<b>\$4,547.74</b>	<b>\$5,522.74</b>	<b>(\$10,042.26)</b>	<b>\$1,334.74</b>	<b>\$1,110.74</b>	<b>\$1,594.74</b>	<b>\$2,476.74</b>	<b>\$3,428.74</b>	<b>\$4,582.86</b>	<b>\$0.00</b>