



Budget Summary - Operating

Baldwin Square Homeowners Association, Inc.
2021

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
4001-00 Homeowner Assessments	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.08	\$22,412.12	\$268,945.00
4015-00 Less Replacement Reserve - DO NOT USE	(12,000.00)	-	-	-	-	-	-	-	-	-	-	-	(12,000.00)
4102-00 Interest/Operating	118.00	133.00	78.00	27.00	5.00	16.00	19.00	5.00	3.00	2.00	5.00	5.00	416.00
4110-00 Gate Transmitters	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4207-00 Int/Coll Cost Income	349.00	175.00	103.00	50.00	33.00	25.00	-	-	-	-	-	-	735.00
Total Income	\$10,904.08	\$22,745.08	\$22,618.08	\$22,514.08	\$22,475.08	\$22,478.08	\$22,456.08	\$22,442.08	\$22,440.08	\$22,439.08	\$22,442.08	\$22,442.12	\$258,396.00
Total OPERATING INCOME	\$10,904.08	\$22,745.08	\$22,618.08	\$22,514.08	\$22,475.08	\$22,478.08	\$22,456.08	\$22,442.08	\$22,440.08	\$22,439.08	\$22,442.08	\$22,442.12	\$258,396.00
EXPENSES													
General and Administrative													
5001-00 Management Fee	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	23,700.00
5003-00 Administrative Expense	1,500.00	200.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	200.00	200.00	90.00	2,820.00
5004-00 Accounting/Audit	-	-	425.00	-	-	-	-	-	-	-	-	-	425.00
5005-00 Legal- Corporate	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
5006-00 Legal- Collections	300.00	100.00	-	-	-	-	-	-	100.00	-	-	-	500.00
5008-00 Bad Debt Expense	-	-	-	-	-	-	250.00	75.00	-	-	-	-	325.00
5009-00 Meeting Expense	-	-	-	-	-	-	-	-	-	100.00	-	-	100.00
5010-00 Storage Fees	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	972.00
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	4,000.00	-	-	-	-	-	-	822.00	922.00	-	-	-	5,744.00
Total General and Administrative	\$8,156.00	\$2,666.00	\$2,831.00	\$2,706.00	\$2,406.00	\$2,406.00	\$2,716.00	\$3,373.00	\$3,498.00	\$2,676.00	\$3,206.00	\$2,646.00	\$39,286.00
Taxes/Insurance													
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
Total Taxes/Insurance	\$0.00	\$0.00	\$3,804.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$3,854.00
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	2,000.00	-	-	-	-	1,800.00	-	-	-	-	-	-	3,800.00
5310-00 Trash/Recycling Removal	2,635.00	2,635.00	2,635.00	2,635.00	2,635.00	2,635.00	2,635.00	2,635.00	2,635.00	2,713.00	2,713.00	2,713.00	31,854.00
Total Maintenance & Repairs	\$4,935.00	\$2,935.00	\$2,935.00	\$3,685.00	\$2,935.00	\$4,735.00	\$3,685.00	\$2,935.00	\$2,935.00	\$3,013.00	\$3,013.00	\$3,013.00	\$40,754.00
Landscaping													



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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
5520-00 Landscape Extras/Replace	-	-	-	2,000.00	-	-	-	10,000.00	-	-	-	-	12,000.00
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	-	10,450.00
5540-00 Tree Removal/Care	-	-	5,000.00	-	-	-	-	500.00	-	-	-	-	5,500.00
Total Landscaping	\$5,991.00	\$5,991.00	\$10,991.00	\$7,991.00	\$5,991.00	\$5,991.00	\$5,991.00	\$16,491.00	\$5,991.00	\$5,991.00	\$5,991.00	\$5,041.00	\$88,442.00
Access Gates													
5610-00 Gate Repairs	610.00	370.00	1,105.00	860.00	-	430.00	2,015.00	1,345.00	510.00	500.00	500.00	500.00	8,745.00
5620-00 Gate Transmitters	-	-	-	-	-	100.00	-	-	-	-	-	-	100.00
Total Access Gates	\$610.00	\$370.00	\$1,105.00	\$860.00	\$0.00	\$530.00	\$2,015.00	\$1,345.00	\$510.00	\$500.00	\$500.00	\$500.00	\$8,845.00
Utilities													
6201-00 Electricity	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6203-00 Water & Sewer- BS	4,706.00	4,526.00	3,834.00	3,336.00	4,614.00	4,578.00	5,163.00	5,652.00	6,150.00	3,910.00	5,145.00	5,145.00	56,759.00
6204-00 Water-Irrigation	1,175.00	1,337.00	1,168.00	1,064.00	1,725.00	1,893.00	2,283.00	2,478.00	2,481.00	1,552.00	1,050.00	1,050.00	19,256.00
Total Utilities	\$5,981.00	\$5,963.00	\$5,102.00	\$4,500.00	\$6,439.00	\$6,571.00	\$7,546.00	\$8,230.00	\$8,731.00	\$5,562.00	\$6,295.00	\$6,295.00	\$77,215.00
Total OPERATING EXPENSE	\$25,673.00	\$17,925.00	\$26,768.00	\$19,742.00	\$17,771.00	\$20,233.00	\$21,953.00	\$32,374.00	\$21,665.00	\$17,742.00	\$19,055.00	\$17,495.00	\$258,396.00
Net - Operating Totals	(\$14,768.92)	\$4,820.08	(\$4,149.92)	\$2,772.08	\$4,704.08	\$2,245.08	\$503.08	(\$9,931.92)	\$775.08	\$4,697.08	\$3,387.08	\$4,947.12	\$0.00