



Budget Summary - Operating

Baldwin Square Homeowners Association, Inc.
2022

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
4001-00 Homeowner Assessments	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.58	\$24,205.62	\$290,467.00
4101-00 Less Replacement Reserve	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(12,000.00)
4102-00 Interest/Operating	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.12	61.00
4110-00 Gate Transmitters	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
4207-00 Int/Coll Cost Income	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	45.25	543.00
Total Income	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.99	\$279,311.00
Total OPERATING INCOME	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.91	\$23,275.99	\$279,311.00
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	2,035.00	2,035.00	2,035.00	23,880.00
5003-00 Administrative Expense	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
5004-00 Accounting/Audit	-	-	-	425.00	-	-	-	-	-	-	-	-	425.00
5005-00 Legal- Corporate	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
5006-00 Legal- Collections	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
5008-00 Bad Debt Expense	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.12	325.00
5009-00 Meeting Expense	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
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	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	1,350.00
5013-00 Postage	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00
5032-00 Website Service Contract	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
Total General and Administrative	\$3,018.08	\$3,018.08	\$3,018.08	\$3,443.08	\$3,018.08	\$3,018.08	\$3,018.08	\$3,018.08	\$3,018.08	\$3,018.08	\$3,078.08	\$3,078.12	\$36,822.00
Taxes/Insurance													
5200-00 Property Tax	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
5201-00 Federal Income Tax	200.00	-	-	-	-	-	-	-	-	-	-	-	200.00
5220-00 Insurance	300.33	300.33	300.33	300.33	300.33	300.33	300.33	300.33	300.33	300.33	300.33	300.37	3,604.00
Total Taxes/Insurance	\$550.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.33	\$300.37	\$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	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5305-00 Iron Fence Painting/Repairs	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.63	8,000.00
5310-00 Trash/Recycling Removal	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	2,643.00	31,716.00
Total Maintenance & Repairs	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.67	\$3,784.63	\$45,416.00
Landscaping													



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5500-00 Landscaping Contract	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$5,193.00	\$62,316.00
5520-00 Landscape Extras/Replace	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
5530-00 Irrigation Repair	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00
5540-00 Tree Removal/Care	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.37	5,500.00
Total Landscaping	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.33	\$7,951.37	\$95,416.00
Access Gates													
5610-00 Gate Repairs	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	1,266.25	15,195.00
5620-00 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
Total Access Gates	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.58	\$1,274.62	\$15,295.00
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	4,762.00	5,276.00	4,691.00	4,945.00	3,786.00	8,568.00	5,070.00	4,635.00	4,961.00	8,156.00	5,040.00	5,042.00	64,932.00
6204-00 Water-Irrigation	780.00	1,043.00	925.00	1,085.00	2,082.00	1,236.00	1,760.00	1,990.00	1,829.00	1,545.00	1,050.00	1,051.00	16,376.00
Total Utilities	\$5,642.00	\$6,419.00	\$5,716.00	\$6,130.00	\$5,968.00	\$9,904.00	\$6,930.00	\$6,725.00	\$6,890.00	\$9,801.00	\$6,190.00	\$6,193.00	\$82,508.00
Total OPERATING EXPENSE	\$22,220.99	\$22,747.99	\$22,044.99	\$22,883.99	\$22,296.99	\$26,232.99	\$23,258.99	\$23,053.99	\$23,218.99	\$26,189.99	\$22,578.99	\$22,582.11	\$279,311.00
Net - Operating Totals	\$1,054.92	\$527.92	\$1,230.92	\$391.92	\$978.92	(\$2,957.08)	\$16.92	\$221.92	\$56.92	(\$2,914.08)	\$696.92	\$693.88	\$0.00