

**BALDWIN GROVE
2017 APPROVED BUDGET
7% Increase**

	2014 Budget	2015 Budget	2016 Budget	Approved 2017 Budget		
Residential Assessments	465,696	465,696	498,295	533,176	-	
Late Charges	1,000	2,000	2,000	1,000		
Legal Fee Reimbursements	2,000	1,800	1,000	1,000		
Interest Income	1200	1,200	1,000	1,000		
Misc. Income	-	-	-	-		
TOTAL REVENUE	469,896	470,696	502,295	536,176		
					1 Bedroom Owners	2 Bedroom Owners
					Annual Cost (36 Units)	Annual Cost (90)
General Maintenance	37,205	38,000	41,670	42,000	246.75	367.97
Lighting Maintenance	4,000	4,000	4,000	4,000	23.50	35.04
Pest Control	1,600	1,600	1,600	2,000	11.75	17.52
Plumbing Repairs	3,000	3,000	3,000	3,000	17.63	26.28
Sprinkler Pipe Breaks	-	-	-	-	-	-
Sprinkler Maintenance	9,000	9,000	12,670	12,670	74.44	111.00
Miscellaneous Landscaping	20,000	15,000	15,000	15,000	88.13	131.42
Total Maintenance Expenses	74,805	70,600	77,940	78,670		
Management Fees	29,448	30,625	31,850	33,124	194.60	290.20
Security/Telephone	9,000	9,000	10,000	10,000	58.75	87.61
Termite	3,825	3,825	3,825	3,825	22.47	33.51
Trash Removal	32,000	33,000	33,000	33,000	193.88	289.12
Grounds Maint	28,896	28,896	29,716	30,917	181.64	270.87
Tree Maint/Removal	5,000	5,000	5,000	5,000	29.38	43.81
Janitorial	31,200	31,200	31,200	31,200	183.30	273.35
Reserve Study-2016	-	-	-	-	-	-
Snow Removal	25,000	25,000	25,000	33,830	198.75	296.39
Total Contract Expenses	164,369	166,546	169,591	180,896		
Electricity	23,900	23,900	23,900	23,900	140.41	209.39
Water & Sewer	38,000	45,000	45,000	45,000	264.38	394.25
Total Utilities	61,900	68,900	68,900	68,900		
Legal	7,000	6,000	6,000	6,000	35.25	52.57
Audit & Tax Return Prep	3,675	3,700	3,800	3,900	22.91	34.17
Bad Debts	1,000	1,000	1,000	1,000	5.88	8.76
Misc Admin	1,500	1,000	1,000	1,000	5.88	8.76
Total Admin Expenses	13,175	11,700	11,800	11,900		
Taxes & Licenses	1,500	1,500	1,000	1,000	5.88	8.76
Insurance	40,000	40,000	60,000	65,722	386.12	575.80
Total Taxes & Insurance	41,500	41,500	61,000	66,722		
Replacement Reserves	112,064	112,064	112,064	128,088	752.52	1,122.19
Reinvested Interest	1,200	1,200	1,000	1,000	5.88	8.76
Total Replacement Reserves	113,264	113,264	113,064	129,088	758.39	1,130.95
TOTAL EXPENSES	469,013	472,510	502,295	536,176		
SURPLUS/DEFICIT FUNDS	883	(1,814)	-	(0)		