

BALDWIN GROVE
2018 Approved 2% increase

	2015 Budget	2016 Budget	2017 Budget	2018 Budget		
Residential Assessments	465,696	498,295	533,176	543,840	-	
Late Charges	2,000	2,000	1,000	1,000		
Legal Fee Reimbursements	1,800	1,000	1,000	1,000		
Interest Income	1,200	1,000	1,000	1,000		
Misc. Income	-	-	-	-		
TOTAL REVENUE	470,696	502,295	536,176	546,840	266.26/month	397.05/month
					1 Bedroom Owners	2 Bedroom Owners
					Annual Cost (36 Units)	Annual Cost (90)
General Maintenance	38,000	41,670	42,000	50,361	295.87	441.22
Lighting Maintenance	4,000	4,000	4,000	3,000	17.63	26.28
Pest Control	1,600	1,600	2,000	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	12,670	12,670	12,000	70.50	105.13
Miscellaneous Landscaping	15,000	15,000	15,000	10,000	58.75	87.61
Total Maintenance Expenses	70,600	77,940	78,670	80,361		
Management Fees	30,625	31,850	33,124	34,449	202.39	301.81
Security/Telephone	9,000	10,000	10,000	12,000	70.50	105.13
Termite	3,825	3,825	3,825	3,825	22.47	33.51
Trash Removal	33,000	33,000	33,000	33,000	193.88	289.12
Grounds Maint	28,896	29,716	30,917	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-2020	-	-	-	-	-	-
Snow Removal	25,000	25,000	33,830	33,000	193.88	289.12
Total Contract Expenses	166,546	169,591	180,896	183,391		
Electricity	23,900	23,900	23,900	25,000	146.88	219.03
Water & Sewer	45,000	45,000	45,000	47,000	276.13	411.77
Total Utilities	68,900	68,900	68,900	72,000		
Legal	6,000	6,000	6,000	5,000	29.38	43.81
Audit & Tax Return Prep	3,700	3,800	3,900	4,000	23.50	35.04
Bad Debts	1,000	1,000	1,000	1,000	5.88	8.76
Misc Admin	1,000	1,000	1,000	1,000	5.88	8.76
Total Admin Expenses	11,700	11,800	11,900	11,000		
Taxes & Licenses	1,500	1,000	1,000	1,000	5.88	8.76
Insurance	40,000	60,000	65,722	70,000	411.25	613.28
Total Taxes & Insurance	41,500	61,000	66,722	71,000		
Replacement Reserves	112,064	112,064	128,088	128,088	752.52	1,122.19
Reinvested Interest	1,200	1,000	1,000	1,000	5.88	8.76
Total Replacement Reserves	113,264	113,064	129,088	129,088	758.39	1,130.95
TOTAL EXPENSES	472,510	502,295	536,176	546,840		
SURPLUS/DEFICIT FUNDS	(1,814)	-	(0)	(0)		