

**BALDWIN GROVE  
2012 Final Budget**

	<b>2011 Budget</b>	<b>2011 Estimated</b>	<b>Final 2012 Budget</b>			
Residential Assessments	443,232	443,232	<b>465,696</b>	5%	\$	228.00
Late Charges	1,700	3,000	2,800	\$		340.00
Legal Fee Reimbursements	2,500	2,000	1,800			36 one BR
Interest Income	250	1,100	1,000			90 two BR
Misc. Income	-	1,375	-			
<b>TOTAL REVENUE</b>	<b>447,682</b>	<b>450,707</b>	<b>471,296</b>			
General Maintenance	20,000	35,000	25,000			
Lighting Maintenance	3,000	8,000	4,000			
Gutter Cleaning/Maint	-	-	<b>5,000</b>			
Pest Control	2,000	1,000	1,000			
Plumbing Repairs	3,500	1,000	1,000			
Sprinkler Pipe Breaks		-	-			
Sprinkler Maintenance	6,000	9,000	9,000			
Dryer Vent Covers	6,000	-	6,000			
Miscellaneous Landscaping	10,000	22,965	30,000			
<b>Total Maintenance Expenses</b>	<b>50,500</b>	<b>76,965</b>	<b>81,000</b>			
Management Fees	<b>27,492</b>	27,492	<b>28,584</b>			
Security	9,000	8,000	8,000			
Termite	3,825	3,825	3,825			
Trash Removal	35,100	33,732	31,000			
Grounds Maint	<b>28,896</b>	28,896	<b>28,896</b>			
Tree Maint/Removal	10,000	-	5,000			
Janitorial	32,136	31,200	31,200			
Reserve Study	3,800	3,325	-			
Snow Removal	25,000	25,000	25,000			
<b>Total Contract Expenses</b>	<b>175,249</b>	<b>161,470</b>	<b>161,505</b>			
Electricity	16,000	21,000	22,000			
Water & Sewer	31,000	30,000	31,000			
<b>Total Utilities</b>	<b>47,000</b>	<b>51,000</b>	<b>53,000</b>			
Legal	8,000	6,800	7,000			
Audit & Tax Return Prep	<b>3,500</b>	3,325	<b>3,550</b>			
Bad Debts	2,000	1,600	2,000			
Misc Admin	3,500	1,700	1,700			
<b>Total Admin Expenses</b>	<b>17,000</b>	<b>13,425</b>	<b>14,250</b>			
Taxes & Licenses	2,500	1,500	1,500			
Insurance	40,000	40,000	40,000			
<b>Total Taxes &amp; Insurance</b>	<b>42,500</b>	<b>41,500</b>	<b>41,500</b>			
Replacement Reserves	<b>113,225</b>	113,225	<b>111,341</b>			
Reinvested Interest	250	1,100	1,000			
<b>Total Replacement Reserves</b>	<b>113,475</b>	<b>114,325</b>	<b>112,341</b>			
<b>TOTAL EXPENSES</b>	<b>445,724</b>	<b>458,685</b>	<b>463,596</b>			
<b>SURPLUS/DEFICIT FUNDS</b>	<b>1,958</b>	<b>(7,978)</b>	<b>7,700</b>			