

**BALDWIN GROVE  
2020 Budget**

	2017 Budget	2018 Budget	2019 Budget	4% increase 2020 Budget		
Residential Assessments	533,176	543,840	571,031	593,873	-	
Late Charges	1,000	1,000	1,000	1,000		
Legal Fee Reimbursements	1,000	1,000	1,000	1,000		
Interest Income	1,000	1,000	1,000	1,000		
Misc. Income	-	-	-	-		
<b>TOTAL REVENUE</b>	<b>536,176</b>	<b>546,840</b>	<b>574,031</b>	<b>596,873</b>	<b>290.75/month</b>	<b>433.58/month</b>
					<b>1 Bedroom Owners</b>	<b>2 Bedroom Owners</b>
					<b>Annual Cost (36 Units)</b>	<b>Annual Cost (90)</b>
General Maintenance	42,000	50,361	50,361	4,000	23.50	35.04
Exterior Repairs	-	-	-	18,925	111.18	165.80
Interior Repairs	-	-	-	5,000	29.38	43.81
Gate Repairs	-	-	-	1,000	5.88	8.76
Lighting Maintenance	4,000	3,000	3,000	5,000	29.38	43.81
Gutter Cleaning	-	-	4,000	4,000	23.50	35.04
Pest Control	2,000	2,000	2,000	1,500	8.81	13.14
Plumbing Repairs	3,000	3,000	3,000	6,000	35.25	52.57
Sprinkler Pipe Breaks (delete)	-	-	-	-	-	-
Sprinkler Maintenance	12,670	12,000	12,000	10,000	58.75	87.61
Miscellaneous Landscaping	15,000	10,000	10,000	1,000	5.88	8.76
<b>Total Maintenance Expenses</b>	<b>78,670</b>	<b>80,361</b>	<b>84,361</b>	<b>56,425</b>		
Loan Payment	-	-	-	70,332	413.20	616.19
Management Fees	33,124	34,449	35,827	37,260	218.90	326.44
Security/Telephone	10,000	12,000	12,000	10,000	58.75	87.61
Termite	3,825	3,825	3,825	3,825	22.47	33.51
Trash Removal	33,000	33,000	33,990	36,742	215.86	321.90
Grounds Maint	30,917	30,917	31,845	21,255	124.87	186.22
Tree Maint/Removal (delete)	5,000	5,000	5,000	-	-	-
Janitorial	31,200	31,200	26,520	26,520	155.81	232.34
Reserve Study-2020	-	-	-	4,000	-	-
Snow Removal	33,830	33,000	33,000	20,000	117.50	175.22
<b>Total Contract Expenses</b>	<b>180,896</b>	<b>183,391</b>	<b>182,007</b>	<b>229,934</b>		
Electricity	23,900	25,000	25,000	25,000	146.88	219.03
Water & Sewer	45,000	47,000	47,000	47,000	276.13	411.77
<b>Total Utilities</b>	<b>68,900</b>	<b>72,000</b>	<b>72,000</b>	<b>72,000</b>		
Legal	6,000	5,000	5,000	5,000	29.38	43.81
Audit & Tax Return Prep	3,900	4,000	4,000	4,000	23.50	35.04
Bad Debts	1,000	1,000	1,000	500	2.94	4.38
Misc Admin	1,000	1,000	1,000	1,000	5.88	8.76
<b>Total Admin Expenses</b>	<b>11,900</b>	<b>11,000</b>	<b>11,000</b>	<b>10,500</b>		
Taxes & Licenses	1,000	1,000	1,000	1,000	5.88	8.76
Insurance	65,722	70,000	77,000	80,850	474.99	708.34
<b>Total Taxes &amp; Insurance</b>	<b>66,722</b>	<b>71,000</b>	<b>78,000</b>	<b>81,850</b>		
Replacement Reserves	128,088	128,088	145,664	145,664	855.78	1,276.18
Reinvested Interest	1,000	1,000	1,000	500	2.94	4.38
<b>Total Replacement Reserves</b>	<b>129,088</b>	<b>129,088</b>	<b>146,664</b>	<b>146,164</b>	858.71	1,280.56
<b>TOTAL EXPENSES</b>	<b>536,176</b>	<b>546,840</b>	<b>574,032</b>	<b>596,873</b>		
<b>SURPLUS/DEFICIT FUNDS</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>		