

Baldwin Square Homeowners Association

2001 Annual Meeting:

2002 Budget Review

2001 Budget Impacts

- A difficult expense year due to:
 - Unplanned Events
 - June Flood
 - Extra trash removal costs
 - Storm drain cleanouts
 - Unbudgeted Maintenance
 - Fence repainting
 - Gate repairs/maintenance

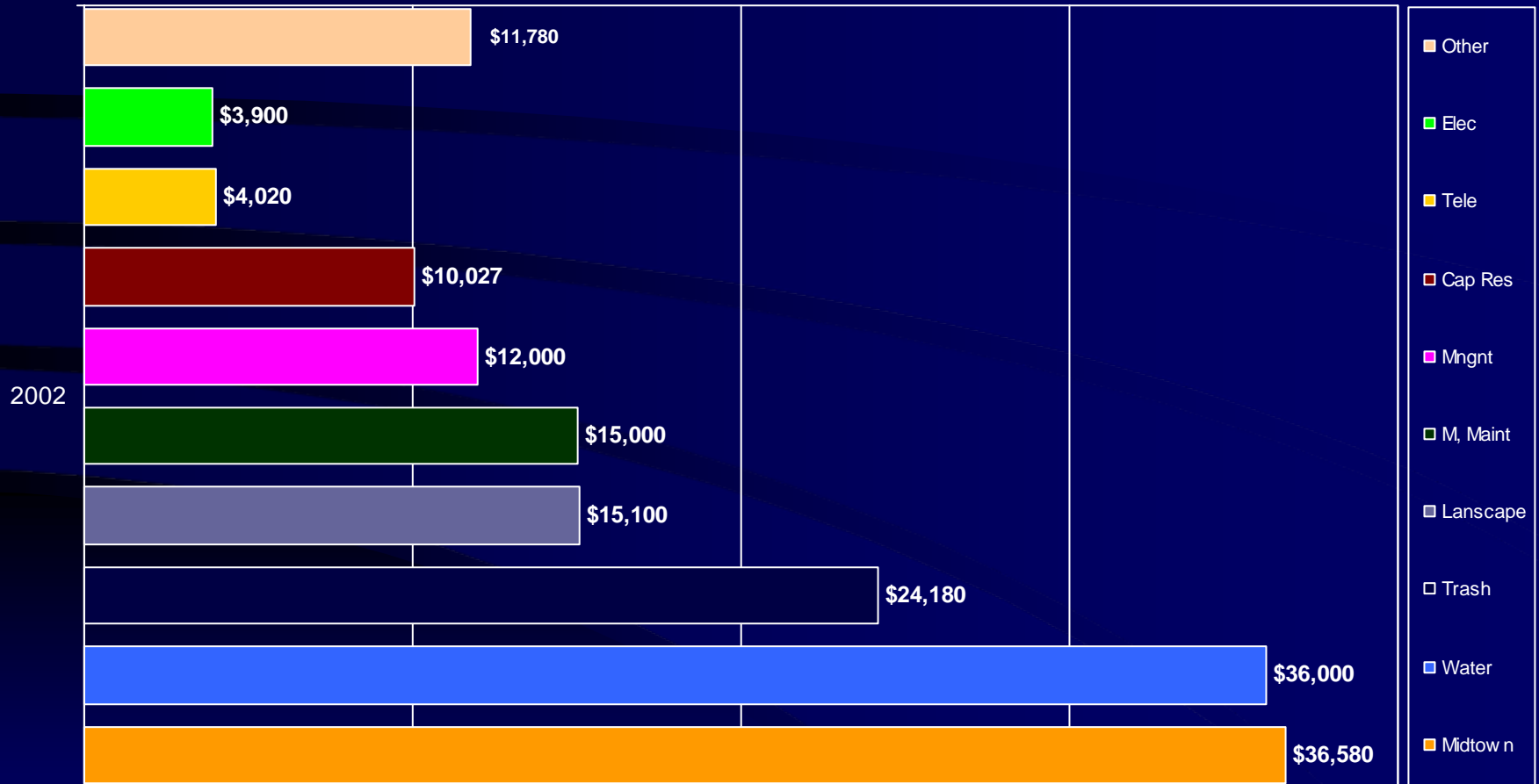
2001 Financial Summary

- Actual Expenditures will exceed planned Budget
 - Less than 5% over-budget
- Operating Funds exist to cover this
- Cost control measures implemented mid-year have helped to control overage

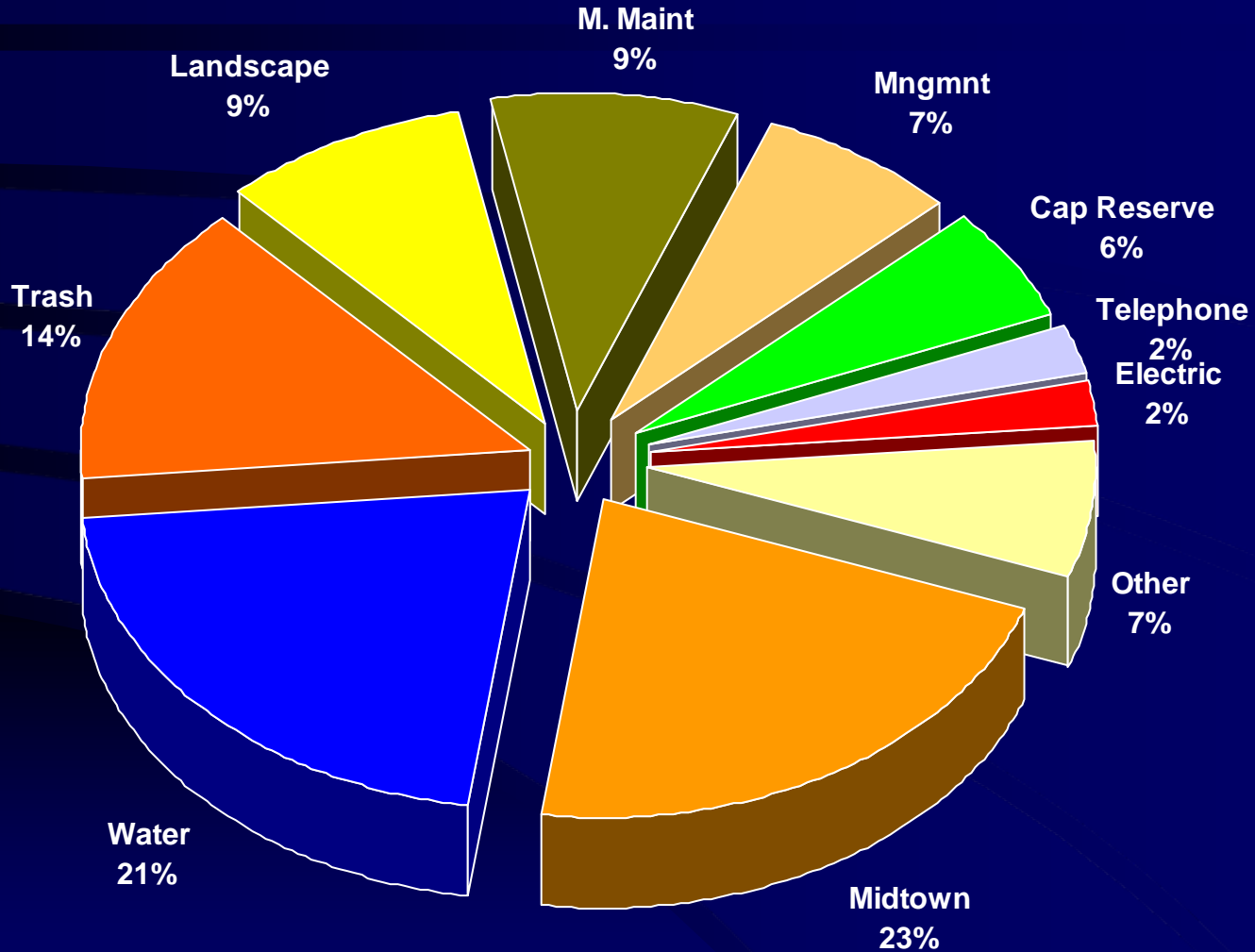
2002 Budget

- Budget increase (10%)
 - Master association fees to BSHOA are increased
 - Budget for our major maintenance items
 - Budget for our capital reserve
- Further cost control plans to be implemented
 - Groundskeeping, trash collection, gate repairs

2002 Budget Breakdown



2002 Budget Breakdown



2002 Budget: \$168,587

2002 Annual Fees

1409 Anita (Perry Sales)	\$ 345.00
Tuam St. Townhomes	\$ 690.00
Anita St. Townhomes	
Caroline St. Townhomes	
Baldwin Square	\$ 880.00
Baldwin Square II	
Dennis St. Townhomes	\$ 910.00
Baldwin Court	\$1,050.00
Baldwin Square III	\$1,130.00
Baldwin Square IV	
Baldwin Square V	
Crawford Court	

2002 Budget: \$168,587