

NorthPark Homeowners Association, Inc.
2017 Budget
Board Approved 10-10-16

	2016 Budget	2017 Budget	
INCOME			
			No Increase in Dues for 2017
Assessment Income	\$ 454,680.00	\$ 454,680.00	421 homes \$90.00 month
Clubhouse Rental Income	\$ -	\$ -	not included in budget
Fines/Late/Legal/Lien/Collection/NSF Fees	\$ -	\$ -	none budgeted
TOTAL INCOME	454,680.00	454,680.00	
EXPENSES			
Professional & Administrative			
Audit/Review/Tax Prep Fees	\$ 2,500.00	\$ 2,800.00	audit and tax prep yearly
Bank Charges	\$ -	\$ -	no bank charges
Bad Dept	\$ 1,200.00	\$ 1,200.00	same as last year
Income Tax & Corp Fees	\$ 5,000.00	\$ 5,000.00	taxes, Umbudsman, Corp fees
Insurance	\$ 6,852.00	\$ 6,900.00	5% increase
Legal Fees	\$ 2,500.00	\$ 4,000.00	based on actual
Mgmt/Acctg/Admin Fees	\$ 21,471.00	\$ 21,471.00	no change per contract
Meeting Expenses	\$ -	\$ -	non anticipated
Miscellaneous	\$ 250.00	\$ 250.00	same as last year
Office Supplies/Postage/Stationary	\$ 5,000.00	\$ 5,000.00	same as last year
Printing	\$ 2,500.00	\$ 2,000.00	average historical
Reserve Study	\$ 2,520.00	\$ 2,000.00	based on actual
Website	\$ 60.00	\$ 66.00	domain name
Total Professional & Administrative	49,853.00	50,687.00	
Utilities			
Electric	\$ 12,000.00	\$ 12,000.00	avg historical
Trash Removal	\$ 62,000.00	\$ 62,000.00	avg historical
Water	\$ 60,000.00	\$ 60,000.00	avg historical
Total Utilities	134,000.00	134,000.00	
Landscape and Grounds			
Clubhouse Maintenance	\$ 2,500.00	\$ 2,500.00	minor repairs
Fence Maintenance	\$ 1,000.00	\$ 1,000.00	avg historical
Fertilization/Weeds & Insects	\$ 5,550.00	\$ 5,000.00	avg historical
Flowers Install/Maintenance	\$ 4,000.00	\$ 2,000.00	avg historical
Grounds Maint Contract	\$ 58,569.00	\$ 58,569.00	per contract Exp 2017
Grounds Improvements	\$ 10,000.00	\$ 9,000.00	avg historical
Grounds Repairs	\$ 10,000.00	\$ 10,000.00	avg historical
Lighting Maintenance	\$ 750.00	\$ 750.00	minor repairs
Pool Lifeguard	\$ 46,500.00	\$ 46,500.00	per contract Exp 2017
Pool Chemicals	\$ 4,800.00	\$ 4,800.00	per contract Exp 2017
Pool Maintenance	\$ 8,300.00	\$ 8,300.00	per contract Exp 2017
Pool Repairs	\$ 4,000.00	\$ 4,000.00	avg historical
Pool Supplies	\$ 1,000.00	\$ 3,000.00	avg historical
Pool Telephone	\$ 700.00	\$ 700.00	avg historical
Sign Maintenance	\$ 2,000.00	\$ 2,000.00	minor repairs
Social Activities	\$ 150.00	\$ 450.00	new line item
Snow Removal	\$ 27,000.00	\$ 23,000.00	avg historical
Sprinkler Repairs	\$ 10,000.00	\$ 15,000.00	avg historical
Swim Team	\$ 400.00	\$ 400.00	same as last year
Tennis Court Maintenance	\$ 8,000.00	\$ 8,000.00	crack seal
Total Landscape and Grounds	205,219.00	204,969.00	
TOTAL EXPENSES	\$ 389,072.00	\$ 389,656.00	
Transfer to Reserves	\$ 65,000.00	\$ 65,000.00	same as last year
NET INCOME	\$ 608.00	\$ 24.00	