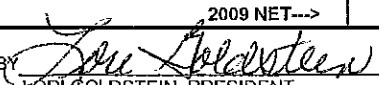


NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2009

	2009 BUDGET	COMMENTS
MEMBERSHIP ESTIMATE		
LOTS AT START	421	TOTAL MEMBERSHIP
LOTS AT END	421	TOTAL MEMBERSHIP
REVENUES, DUES PER MONTH----->>	\$70.00	DUES AMOUNT, PER UNIT PER MONTH
INCOME		
DUES INCOME	\$353,640.00	421 LOTS AT \$70.00/MONTH FOR 12 MONTHS
MISCELLANEOUS INCOME	\$150.00	NEWSLETTER ADVERTISING
INTEREST/FEES/FINES	\$2,000.00	PER 2008 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,680.00)	ESTIMATE BY MANAGEMENT

TOTAL REVENUE	\$354,110.00	
EXPENSES		
GAS/ELECTRIC	\$17,990.60	2008 ACTUAL THRU OCT+PROJECTED+ 15%
WATER/SEWER	\$55,128.69	2008 ACTUAL THRU OCT+PROJECTED+3% INCR. BY CITY
TELEPHONE	\$720.00	FOR CLUBHOUSE PHONE, PER 2008 EXP.
TAXES	\$5,000.00	ESTIMATE
INSURANCE	\$5,672.70	2008 EXPERIENCE +10%
MANAGEMENT, BASIC	\$17,682.00	PER PMC CONTRACT, NO CHANGE SINCE DECR. IN '98
LEGAL	\$10,000.00	ESTIMATE, PER EXPERIENCE
GROUNDS MAINT.		
GROUNDS MANAGEMENT	\$4,200.00	NO CHANGE SINCE '98
GROUNDS BASE AMOUNT	\$71,274.00	PER SEMBRAR CONTRACT 2009
FLOWERS	\$3,950.00	PER SEMBRAR CONTRACT 2009
AERATION	\$4,100.00	PER SEMBRAR CONTRACT, ASSUMES 2 AERATIONS
TURF PREEMERGENT	\$1,500.00	PER SEMBRAR CONTRACT
TREE FERTILIZER	\$3,950.00	PER SEMBRAR CONTRACT
TURF SPRAYING	\$0.00	INCLUDED IN BASE CONTRACT
TREE/SHRUB SPRAYING	\$1,300.00	EST., ASSUME \$65/HR X 20 HRS
SOD REPLACEMENT	\$500.00	NONE USED IN 2008; EXPECT MINIMAL REPLACEMNT IN '09
EDGING OF CURBS	\$0.00	INCLUDED IN BASE CONTRACT
GROUNDS IMPROV.		
MISCELLANEOUS IMPROVEMENTS	\$4,600.00	FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS
DRAINAGE IMPROVEMENTS	\$1,000.00	TO ADDRESS MISC. PROBLEMS
UPGRADE IRRIGATION CONTROLLERS (ONE-TIME)	\$0.00	ONE-TIME SUPPLEMENT TO RESERVE ITEM DONE IN 2006
GROUNDS REPAIR		
SPRINKLER REPAIR	\$25,000.00	BASED ON 2003-2008 EXPERIENCE
MISC. REPAIRS	\$1,200.00	ESTIMATE ONLY
CLUBHOUSE		
CLEANING, MAINTENANCE	\$0.00	TO BE PAID BY CLUBHOUSE FUND
CLUBHOUSE SUPPLIES	\$0.00	TO BE PAID BY CLUBHOUSE FUND
CLUBHOUSE MANAGEMENT	\$0.00	TO BE PAID BY CLUBHOUSE FUND
POOL		
LIFEGUARDS/MAINTENANCE	\$54,900.00	PER ABSOLUTE POOL MGMT BID, 2-3 GUARDS
POOL CHEMICALS/SUPPLIES	\$6,000.00	ESTIMATE, PER 2008 EXPERIENCE
GATE GUARD	\$0.00	NOT USED IN 2003-2008, ADD ADDL LIFEGUARD
POOL REPAIRS	\$4,000.00	ESTIMATE BASED ON AGING POOL+2008 EXP.
POOL IMPROVEMENTS	\$1,000.00	PER ESTIMATE, MISC. ITEMS
SWIM TEAM	\$400.00	CONTRIBUTION, PER NORMAL AMOUNT
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB SITE)	\$200.00	FOR GARAGE SALE/NEWSLETTERS
SECURITY	\$0.00	NONE USED SINCE IN 2005
RECREATION REPAIRS (TENNIS+PLAYGROUND)	\$9,000.00	EST. FOR CRACK-SEALING+BB COURT REPAIRS
OFFICE EXPENSE (INCL. NEWSLETTERS/WEB SITE)	\$4,800.00	PER 2008 EXPERIENCE
AUDIT	\$1,400.00	PER BRASHIER CONTRACT, ASSUMES REVIEW
TRASH REMOVAL	\$48,246.60	PER WASTE MGMT. CONTRACT, \$9.55/HOME/MONTH
SNOW REMOVAL/WINTER WATERING	\$6,000.00	ESTIMATE BASED ON EXPERIENCE
RESERVES	\$37,800.00	PER RESERVE PLAN, 2009 (\$3150/MONTH)
ADDITIONAL TRANSFER TO RESERVES	\$0.00	ASSUME NONE NEEDED IN 2009
MISCELLANEOUS	\$500.00	ESTIMATE, PER PREVIOUS EXPERIENCE

TOTAL EXPENSES	\$409,014.59	
NET----->>	(\$54,904.59)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$55,000.00	

2009 NET---->	\$95.41	
APPROVED BY 		10/13/2008
LORI GOLDSTEIN, PRESIDENT		DATE