

NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2010

	2010 BUDGET	
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	\$750.00	PER 2009 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,680.00)	ESTIMATE BY MANAGEMENT

TOTAL REVENUE	\$352,860.00	
EXPENSES		
GAS/ELECTRIC	\$17,990.60	2009 ACTUAL THRU SEP+PROJECTED+ 20%
WATER/SEWER	\$55,128.69	EST. PER PREVIOUS YRS+3% INCR. BY CITY
TELEPHONE	\$720.00	FOR CLUBHOUSE PHONE, PER 2009 EXP.
TAXES	\$5,000.00	ESTIMATE
INSURANCE	\$6,048.90	2009 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 PROPOSAL 2010
FLOWERS	\$3,950.00	PER SEMBRAR PROPOSAL 2010
AERATION	\$4,100.00	PER SEMBRAR PROPOSAL, ASSUMES 2 AERATIONS
TURF PREEMERGENT	\$1,500.00	PER SEMBRAR PROPOSAL
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 2009; EXPECT MINIMAL REPLACEMNT IN '10
EDGING OF CURBS	\$0.00	INCLUDED IN BASE CONTRACT
GROUNDS IMPROV.		
MISCELLANEOUS IMPROVEMENTS	\$5,000.00	FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS
DRAINAGE IMPROVEMENTS	\$1,000.00	TO ADDRESS MISC. PROBLEMS
UPGRADE IRRIGATION CONTROLLERS (ONE-TIM)	\$0.00	ONE-TIME SUPPLEMENT TO RESERVE ITEM DONE IN 2006
GROUNDS REPAIR		
SPRINKLER REPAIR	\$25,000.00	BASED ON 2003-2009 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	\$6,500.00	ESTIMATE, PER 2009 EXPERIENCE
GATE GUARD	\$0.00	NOT USED IN 2003-2009, ADD ADDL LIFEGUARD
POOL REPAIRS	\$4,000.00	ESTIMATE BASED ON AGING POOL+2009 EXP.
POOL IMPROVEMENTS	\$1,000.00	PER ESTIMATE, MISC. ITEMS
SWIM TEAM	\$400.00	CONTRIBUTION, PER NORMAL AMOUNT
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB SF)	\$2,000.00	FOR GARAGE SALE/NEWSLETTERS
SECURITY	\$0.00	NONE USED SINCE 2005
RECREATION REPAIRS (TENNIS+PLAYGROUND)	\$8,000.00	EST. FOR CRACK-SEALING+BB COURT REPAIRS
OFFICE EXPENSE	\$3,300.00	PER 2009 EXPERIENCE
AUDIT	\$1,450.00	PER BRASHIER CONTRACT, ASSUMES REVIEW
TRASH REMOVAL	\$52,035.60	PER WASTE MGMT. CONTRACT, \$10.30/HOME/MONTH
SNOW REMOVAL/WINTER WATERING	\$6,000.00	ESTIMATE BASED ON EXPERIENCE
RESERVES	\$37,800.00	PER RESERVE PLAN, (\$3150/MONTH)
ADDITIONAL TRANSFER TO RESERVES	\$0.00	ASSUME NONE NEEDED IN 2010
MISCELLANEOUS	\$500.00	ESTIMATE, PER PREVIOUS EXPERIENCE

TOTAL EXPENSES	\$413,429.79	
NET ----->>	(\$60,569.79)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$75,000.00	

2010 NET-->	\$14,430.21	

APPROVED BY

Lori Goldstein
LORI GOLDSTEIN, PRESIDENT

10/12/2009

DATE