

# NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2011

	2011 BUDGET	
MEMBERSHIP		
# OF HOMES	421	TOTAL MEMBERSHIP
REVENUES, DUES PER MONTH----->>	<b>\$70.00</b>	DUES AMOUNT, PER UNIT PER MONTH
<b>INCOME</b>		
DUES INCOME	\$353,640.00	421 LOTS AT \$70.00/MONTH FOR 12 MONTHS
MISCELLANEOUS INCOME	\$100.00	NEWSLETTER ADVERTISING
INTEREST/FEES/FINES	\$750.00	PER 2010 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,680.00)	ESTIMATE BY MANAGEMENT
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<b>TOTAL REVENUE</b>	<b>\$352,810.00</b>	
<b>EXPENSES</b>		
GAS/ELECTRIC	\$13,080.00	2010 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 2010 EXP.
TAXES	\$5,000.00	ESTIMATE
INSURANCE	\$6,069.28	2010 EXPERIENCE +12%
MANAGEMENT, BASIC	\$18,945.00	PER PMC CONTRACT, FIRST INCREASE SINCE '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 2011
FLOWERS	\$3,950.00	PER SEMBRAR PROPOSAL 2011
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 2010; EXPECT MINIMAL REPLACEMNT IN '11
EDGING OF CURBS	\$0.00	INCLUDED IN BASE CONTRACT
GROUNDS IMPROV.		
MISCELLANEOUS IMPROVEMENTS	\$10,000.00	FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS
DRAINAGE IMPROVEMENTS	\$1,000.00	TO ADDRESS MISC. PROBLEMS
GROUNDS REPAIR		
SPRINKLER REPAIR	\$25,000.00	BASED ON 2003-2010 EXPERIENCE
MISC. REPAIRS	\$2,000.00	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 2010 EXPERIENCE
GATE GUARD	\$0.00	NOT USED IN 2003-2010, ADD ADDL LIFEGUARD
POOL REPAIRS	\$4,000.00	ESTIMATE BASED ON AGING POOL+2010 EXP.
POOL IMPROVEMENTS	\$1,000.00	PER ESTIMATE, MISC. ITEMS
SWIM TEAM	\$400.00	CONTRIBUTION, PER NORMAL AMOUNT
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB SITE)	\$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 2010 EXPERIENCE
AUDIT	\$1,600.00	PER BRASHIER CONTRACT, ASSUMES REVIEW
TRASH REMOVAL	\$55,167.84	PER WASTE MGMT. CONTRACT, \$10.92/HOME/MONTH
SNOW REMOVAL/WINTER WATERING	\$10,000.00	ESTIMATE BASED ON EXPERIENCE
RESERVES	\$37,800.00	PER RESERVE PLAN, (\$3150/MONTH)
ADDITIONAL TRANSFER TO RESERVES	\$0.00	ASSUME NONE NEEDED IN 2011
MISCELLANEOUS	\$500.00	ESTIMATE, PER PREVIOUS EXPERIENCE
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<b>TOTAL EXPENSES</b>	<b>\$422,884.81</b>	
NET ----->>	(\$70,074.81)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$80,000.00	
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2011 NET---->	<b>\$9,925.19</b>	

APPROVED BY

*Lori Goldstein*  
LORI GOLDSTEIN, PRESIDENT

10/11/2010

DATE