

# NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2012

	2012 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	\$50.00	NEWSLETTER ADVERTISING
INTEREST/FEES/FINES	\$380.00	PER 2011 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,200.00)	ESTIMATE BY MANAGEMENT
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<b>TOTAL REVENUE</b>	<b>\$352,870.00</b>	
<b>EXPENSES</b>		
GAS/ELECTRIC	\$13,080.00	2011 ACTUAL THRU OCT+PROJECTED+ 20% EST. PER PREVIOUS YRS+3% INCR. BY CITY FOR CLUBHOUSE PHONE, PER 2011 EXP. ESTIMATE
WATER/SEWER	\$49,440.00	2011 EXPERIENCE +12% PER PMC CONTRACT, PER CONTRACT ESTIMATE, PER EXPERIENCE
TELEPHONE	\$720.00	
TAXES	\$4,000.00	NO CHANGE SINCE '98 PER SEMBRAR PROPOSAL 2012
INSURANCE	\$6,214.88	PER SEMBRAR PROPOSAL 2012 PER SEMBRAR PROPOSAL, ASSUMES 2 AERATIONS PER SEMBRAR PROPOSAL
MANAGEMENT, BASIC	\$19,450.20	PER SEMBRAR CONTRACT INCLUDED IN BASE CONTRACT
LEGAL	\$10,000.00	EST., ASSUME \$65/HR X 20 HRS NONE USED IN 2011; EXPECT MINIMAL REPLACEMNT IN'11 INCLUDED IN BASE CONTRACT
GROUNDS MAINT.		
GROUNDS MANAGEMENT	\$4,200.00	
GROUNDS BASE AMOUNT	\$68,760.00	FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS TO ADDRESS MISC. PROBLEMS
FLOWERS	\$3,950.00	
AERATION	\$4,100.00	
TURF PREEMERGENT	\$4,100.00	
TREE FERTILIZER	\$3,950.00	
TURF SPRAYING	\$0.00	
TREE/SHRUB SPRAYING	\$1,300.00	
SOD REPLACEMENT	\$500.00	
EDGING OF CURBS	\$0.00	
GROUNDS IMPROV.		
MISCELLANEOUS IMPROVEMENTS	\$6,000.00	
DRAINAGE IMPROVEMENTS	\$500.00	
GROUNDS REPAIR		
SPRINKLER REPAIR	\$25,000.00	BASED ON 2003-2011 EXPERIENCE ESTIMATE ONLY
MISC. REPAIRS	\$1,000.00	
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 ESTIMATE, PER 2011 EXPERIENCE
POOL CHEMICALS/SUPPLIES	\$6,500.00	NOT USED IN 2003-2011, ADD ADL LIFEGUARD ESTIMATE BASED ON AGING POOL+2011 EXP.
GATE GUARD	\$0.00	PER ESTIMATE, MISC. ITEMS CONTRIBUTION, PER NORMAL AMOUNT FOR GARAGE SALE/NEWSLETTERS
POOL REPAIRS	\$4,000.00	NONE USED SINCE 2005 EST. FOR CRACK-SEALING+BB COURT REPAIRS PER 2011 EXPERIENCE
POOL IMPROVEMENTS	\$500.00	PER BRASHIER CONTRACT, ASSUMES REVIEW PER WASTE MGMT. CONTRACT, \$11.57/HOME/MONTH ESTIMATE BASED ON EXPERIENCE
SWIM TEAM	\$400.00	PER RESERVE PLAN, (\$3150/MONTH) ASSUME NONE NEEDED IN 2012 ESTIMATE, PER PREVIOUS EXPERIENCE
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB SI	\$2,000.00	
SECURITY	\$0.00	
RECREATION REPAIRS (TENNIS+PLAYGROUND)	\$6,500.00	
OFFICE EXPENSE	\$3,300.00	
AUDIT	\$1,600.00	
TRASH REMOVAL	\$58,451.64	
SNOW REMOVAL/WINTER WATERING	\$10,000.00	
RESERVES	\$37,800.00	
ADDITIONAL TRANSFER TO RESERVES	\$0.00	
MISCELLANEOUS	\$500.00	
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<b>TOTAL EXPENSES</b>	<b>\$412,716.72</b>	
NET----->>	(\$59,846.72)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$60,000.00	
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2011 NET-->	\$153.28	

APPROVED BY



LORI GOLDSTEIN, PRESIDENT

10/10/2011

DATE