

NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2013

	2013 BUDGET	
MEMBERSHIP		
# OF HOMES	421	TOTAL MEMBERSHIP
REVENUES, DUES PER MONTH----->>	\$80.00	DUES AMOUNT, PER UNIT PER MONTH
INCOME		
DUES INCOME	\$404,160.00	421 LOTS AT \$80.00/MONTH FOR 12 MONTHS
MISCELLANEOUS INCOME	\$50.00	NEWSLETTER ADVERTISING
INTEREST/FEES/FINES	\$250.00	PER 2012 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,200.00)	ESTIMATE BY MANAGEMENT

TOTAL REVENUE	\$403,260.00	
EXPENSES		
GAS/ELECTRIC	\$13,080.00	2012 ACTUAL THRU OCT+PROJECTED+ 20%
WATER/SEWER	\$52,530.00	EST. PER PREVIOUS YRS+3% INCR. BY CITY
TELEPHONE	\$730.00	FOR CLUBHOUSE PHONE, PER 2012 EXP.
TAXES	\$3,000.00	ESTIMATE
INSURANCE	\$6,435.52	2012 EXPERIENCE +12%
MANAGEMENT, BASIC	\$19,450.20	PER PMC CONTRACT, PER CONTRACT
LEGAL	\$9,000.00	ESTIMATE, PER EXPERIENCE
GROUNDS MAINT.		
GROUNDS MANAGEMENT	\$4,200.00	NO CHANGE SINCE '98
GROUNDS BASE AMOUNT	\$59,050.00	PER SEMBRAR PROPOSAL 2013
FLOWERS	\$3,950.00	PER SEMBRAR PROPOSAL 2013
AERATION	\$4,100.00	PER SEMBRAR PROPOSAL, ASSUMES 2 AERATIONS
TURF PREEMERGENT	\$4,100.00	PER SEMBRAR PROPOSAL
TREE FERTILIZER	\$3,950.00	PER SEMBRAR CONTRACT
TURF SPRAYING	\$0.00	INCLUDED IN BASE CONTRACT
TREE/SHRUB SPRAYING	\$1,600.00	EST., ASSUME \$80/HR X 20 HRS
SOD REPLACEMENT	\$500.00	NONE USED IN 2012; EXPECT MINIMAL REPLACEMNT IN'12
EDGING OF CURBS	\$0.00	INCLUDED IN BASE CONTRACT
GROUNDS IMPROV.		
MISCELLANEOUS IMPROVEMENTS	\$6,000.00	FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS
DRAINAGE IMPROVEMENTS	\$500.00	TO ADDRESS MISC. PROBLEMS
GROUNDS REPAIR		
SPRINKLER REPAIR	\$26,000.00	BASED ON 2003-2012 EXPERIENCE
MISC. REPAIRS	\$1,000.00	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 2012 EXPERIENCE
GATE GUARD	\$0.00	NOT USED IN 2003-2012, ADD ADDL LIFEGUARD
POOL REPAIRS	\$3,000.00	ESTIMATE BASED ON AGING POOL+2012 EXP.
POOL IMPROVEMENTS	\$500.00	PER ESTIMATE, MISC. ITEMS
SWIM TEAM	\$400.00	CONTRIBUTION, PER NORMAL AMOUNT
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB ST	\$2,000.00	FOR GARAGE SALE/NEWSLETTERS
SECURITY	\$0.00	NONE USED SINCE 2005
RECREATION REPAIRS (TENNIS+PLAYGROUND)	\$6,750.00	EST. FOR CRACK-SEALING+BB COURT REPAIRS
OFFICE EXPENSE	\$3,300.00	PER 2012 EXPERIENCE
AUDIT	\$1,900.00	PER BRASHIER CONTRACT, ASSUMES AUDIT
TRASH REMOVAL	\$56,835.00	PER WASTE MGMT. CONTRACT, \$11.25/HOME/MONTH
SNOW REMOVAL/WINTER WATERING	\$20,000.00	ESTIMATE BASED ON EXPERIENCE
RESERVES	\$36,000.00	PER RESERVE PLAN, (\$3000/MONTH)
ADDITIONAL TRANSFER TO RESERVES	\$0.00	ASSUME NONE NEEDED IN 2012
MISCELLANEOUS	\$250.00	ESTIMATE, PER PREVIOUS EXPERIENCE

TOTAL EXPENSES	\$411,510.72	
NET ----->>	(\$8,250.72)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$10,000.00	

2013 NET-->>	\$1,749.28	

APPROVED BY



LORI GOLDSTEIN, PRESIDENT

10/8/2012

DATE