

NORTHPARK HOMEOWNERS ASSOCIATION BUDGET - 2015

	2015 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	\$25.00	NEWSLETTER ADVERTISING
INTEREST/FEES/FINES	\$275.00	PER 2014 EXPERIENCE, MMKT OPERATING ACCT.
LOSS DUE TO FORECLOSURES	(\$1,200.00)	ESTIMATE BY MANAGEMENT

TOTAL REVENUE	\$403,260.00	
EXPENSES		
GAS/ELECTRIC	\$14,100.00	2014 ACTUAL THRU SEPT+PROJECTED+ 20% EST. PER PREVIOUS YRS+3% INCR. BY CITY FOR CLUBHOUSE PHONE, PER 2014 EXP. ESTIMATE
WATER/SEWER	\$59,966.60	2014 EXPERIENCE +12%
TELEPHONE	\$730.00	PER PMC CONTRACT
TAXES	\$5,000.00	ESTIMATE, PER EXPERIENCE
INSURANCE	\$6,050.24	
MANAGEMENT, BASIC	\$21,471.00	NO CHANGE SINCE '98
LEGAL	\$9,000.00	PER SEMBRAR CONTRACT
GROUNDS MAINT.		PER SEMBRAR CONTRACT
GROUNDS MANAGEMENT	\$4,200.00	PER SEMBRAR CONTRACT, ASSUMES 2 AERATIONS
GROUNDS BASE AMOUNT	\$59,050.00	PER SEMBRAR CONTRACT
FLOWERS	\$3,950.00	PER SEMBRAR CONTRACT
AERATION	\$4,100.00	PER SEMBRAR CONTRACT
TURF PREEMERGENT	\$4,100.00	PER SEMBRAR CONTRACT
TREE FERTILIZER	\$3,950.00	INCLUDED IN BASE CONTRACT
TURF SPRAYING	\$0.00	EST., ASSUME \$80/HR X 20 HRS
TREE/SHRUB SPRAYING	\$1,600.00	NONE USED IN 2014; EXPECT MINIMAL REPLACEMNT IN'14
SOD REPLACEMENT	\$500.00	INCLUDED IN BASE CONTRACT
EDGING OF CURBS	\$0.00	
GROUNDS IMPROV.		FOR MISC. ITEMS, REDO SEVERAL PLANTING BEDS TO ADDRESS MISC. PROBLEMS
MISCELLANEOUS IMPROVEMENTS	\$20,000.00	
DRAINAGE IMPROVEMENTS	\$500.00	
GROUNDS REPAIR		BASED ON 2003-2014 EXPERIENCE ESTIMATE ONLY
SPRINKLER REPAIR	\$26,000.00	
MISC. REPAIRS	\$1,000.00	
CLUBHOUSE		TO BE PAID BY CLUBHOUSE FUND
CLEANING, MAINTENANCE	\$0.00	TO BE PAID BY CLUBHOUSE FUND
CLUBHOUSE SUPPLIES	\$0.00	TO BE PAID BY CLUBHOUSE FUND
CLUBHOUSE MANAGEMENT	\$0.00	
POOL		PER ABSOLUTE POOL MGMT BID, 2-3 GUARDS ESTIMATE, PER 2014 EXPERIENCE
LIFEGUARDS/MAINTENANCE	\$54,800.00	NOT USED IN 2003-2014, ADD ADDL LIFEGUARD ESTIMATE BASED ON AGING POOL+2014 EXP.
POOL CHEMICALS/SUPPLIES	\$6,500.00	PER ESTIMATE, MISC. ITEMS
GATE GUARD	\$0.00	CONTRIBUTION, PER NORMAL AMOUNT FOR GARAGE SALE/NEWSLETTERS
POOL REPAIRS	\$3,000.00	NONE USED SINCE 2005
POOL IMPROVEMENTS	\$13,000.00	EST. FOR CRACK-SEALING+BB COURT REPAIRS PER 2014 EXPERIENCE
SWIM TEAM	\$400.00	PER BRASHER CONTRACT, ASSUMES REVIEW
PUBLICITY (GARAGE SALE/NEWSLETTERS/WEB SI	\$2,500.00	PER WASTE MGMT. CONTRACT, \$12.30/HOME/MONTH ESTIMATE BASED ON EXPERIENCE
SECURITY	\$0.00	PER RESERVE PLAN, (\$3850/MONTH)
RECREATION REPAIRS (TENNIS+PLAYGROUND)	\$7,000.00	ESTIMATE, PER PREVIOUS EXPERIENCE
OFFICE EXPENSE	\$4,000.00	
AUDIT	\$1,750.00	
TRASH REMOVAL	\$62,139.60	
SNOW REMOVAL/WINTER WATERING	\$23,000.00	
RESERVES	\$46,200.00	
MISCELLANEOUS	\$250.00	

TOTAL EXPENSES	\$469,807.44	
NET ----->>	(\$66,547.44)	
ESTIMATED CARRYOVER FROM PREVIOUS YRS	\$105,000.00	

NET-->	\$38,452.56	

APPROVED BY Lori Goldstein 10/13/14
LORI GOLDSTEIN, PRESIDENT

10/13/2014
DATE