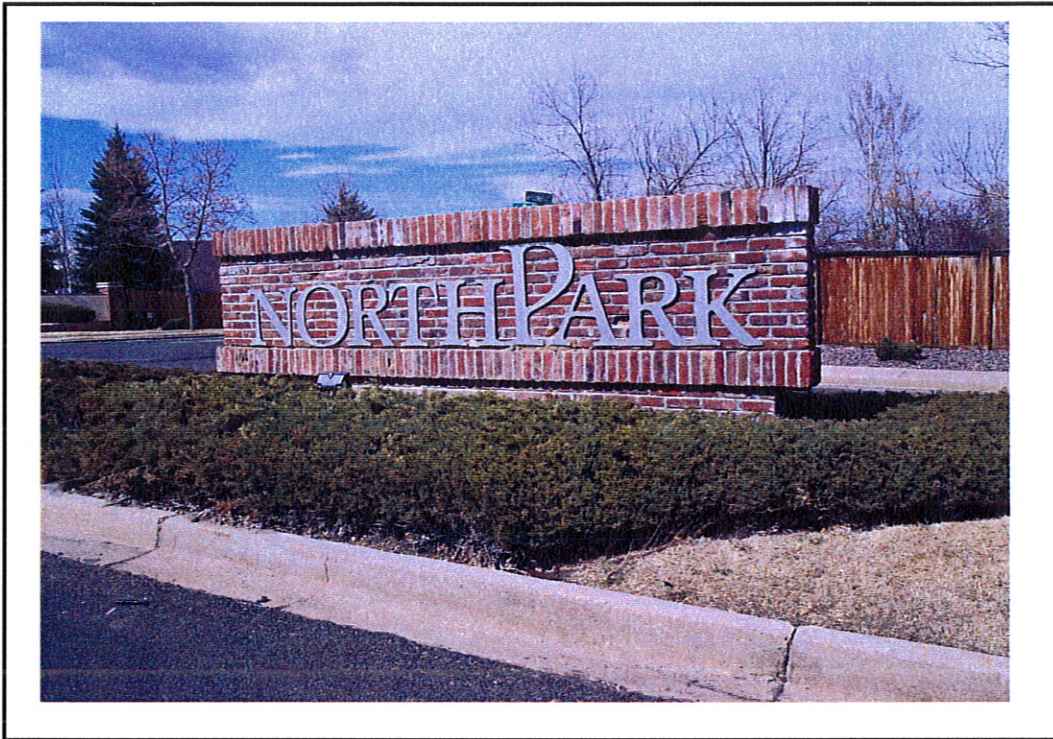


NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



2015 RESERVE ANALYSIS

PREPARED FOR:

NORTHPARK HOMEOWNERS ASSOCIATION, INC.

ORIGINALLY PREPARED IN 1992
LAST UPDATE PREPARED IN AUGUST 2009

OCTOBER 8, 2012 REVISED

OCTOBER 1, 2013, REVISED

SEPTEMBER 2014, REVISED

PREPARED BY:

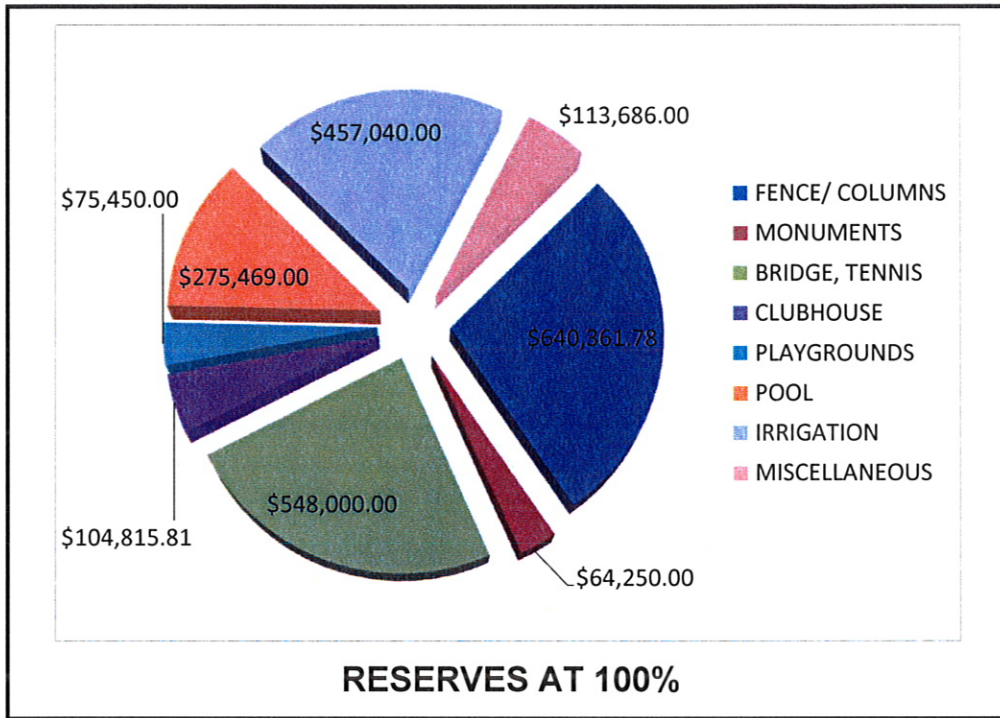
PROKOPIAK MANAGEMENT COMPANY

13700 TROON COURT

BROOMFIELD, COLORADO 80023

720-841-7760

NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION :

SUMMARY SHEET

COMPONENT	TOTAL VALUE	AMOUNT IN RESERVES	PROPOSED YEAR ANNUAL CONTRIBUTION	PERCENT CONTRIBUTION	PERCENT TOTAL VALUE	2014 ANNUAL CONTRIBUTION	VARIANCE
MONUMENTS	\$64,250	\$11,714	\$3,111	5.33%	2.82%	\$1,454	\$1,657
OPEN RAIL FENCE	\$99,872	\$6,660	\$2,348	4.02%	4.38%	\$1,657	\$691
SOLID WOOD FENCE	\$302,490	\$112,624	\$11,181	19.16%	13.27%	\$11,189	-\$8
COLUMNS	\$238,000	\$9,409	\$1,782	3.05%	10.44%	\$1,149	\$633
IRRIGATION	\$457,040	\$78,346	\$4,121	7.06%	20.05%	\$4,321	-\$200
CONCRETE BRIDGE	\$10,000	\$4,737	\$139	0.24%	0.44%	\$143	-\$4
PLAYGROUND, BASKETBALL	\$53,700	\$11,512	\$1,916	3.28%	2.36%	\$1,023	\$893
TENNIS COURTS	\$538,000	\$121,747	\$19,572	33.54%	23.61%	\$13,235	\$6,337
CLUBHOUSE, EXTERIOR	\$35,406	\$31,701	-\$715	-1.23%	1.55%	\$204	-\$919
CLUBHOUSE, MAIN	\$69,410	\$28,696	\$2,476	4.24%	3.05%	\$2,196	\$280
CLUBHOUSE, HVAC	\$11,000	\$6,720	\$213	0.36%	0.48%	\$118	\$95
CLUBHOUSE, FURNITURE	\$10,750	\$5,497	\$751	1.29%	0.47%	\$644	\$107
CLUBHOUSE POOL / POOL DECK	\$193,469	\$119,967	\$4,041	6.92%	8.49%	\$3,246	\$795
CLUBHOUSE, PUMP ROOM	\$79,000	\$25,175	\$2,341	4.01%	3.47%	\$2,029	\$312
CLUBHOUSE, POOL BUILDING	\$3,000	\$1,436	\$829	1.42%	0.13%	\$586	\$243
MISCELLANEOUS	\$113,686	\$78,701	\$4,248	7.28%	4.99%	\$3,111	\$1,137
SUB-TOTAL =	\$2,279,073	\$654,644	\$58,351	100.00%	100.00%	\$46,305	\$12,046

LESS INTEREST ESTIMATED FOR STUDIED YEAR =
 LESS BOARD AUTHORIZED ADJUSTMENT, ROUNDING
 LESS REMAINING RESERVE CONTRIBUTIONS IN CURRENT YEAR =

-\$12,116 <<<<
 -\$35
 \$0

NOTE: DUE TO THE CURRENT INTEREST RATE ENVIRONMENT AN ASSUMPTION OF A CONSTANT INTEREST COMPARABLE TO 2014 WAS ASSUMED.

\$46,200 RECOMMENDED MINIMUM RESERVE
 CONTRIBUTION FOR ANALYSIS YEAR, 2015
\$3,850 PER MONTH