NORTHLAKE HILLS POA, INC.
BUDGET FOR YEAR ENDING 12/31/09

	Gate 1	Gate 2	Harbor Dr.	Reed Parks Rc	TOTALS	Accrual balances for Gate 1	Gate 2	Harbor Dr.
APPROX. LENGTH OF ROAD (ft.)	950	5200	400		6550	Does not include 2009 assessments		
ESTIMATED EXPENSES								
ROAD/GATE/WATER QUAL MAINT & RESERVE [1]	3000	20000	3500	0	26500	10816	82925	5970
COMMON AREA IMPROVEMENTS	1000	1000	0	0	2000		6045	
DRAINAGE ENGINEERING STUDY	1010	3636	354	0	5000			
GROUNDS MAINT	983	3539	344	934	5800			
UTILITIES	543	1957	0	0	2500			
INSURANCE [2]	381	1373	133	362	2250			
ACCOUNTING, LEGAL & OTHER PROF SVCS [3]	339	1220	119	322	2000			
TAXES [4]	508	1831	178	483	3000			
OFFICE/MISC EXP	169	610	59	161	1000			
TOTAL ANNUAL EXPENSES	7935	35166	4687	2262	50050			
2009 PER LOT ASSESSMENT	397	488	670	119				

Notes:

1) Est road resurface costs: NLH Dr $126,300, Harbor $8K ribbon + $20K paving
2) general liability and D&O liability premiums
3) Services less reimbursements via collected fees
4) est property taxes, projected income tax