

NORTHLAKE HILLS POA, INC.
BUDGET FOR YEAR ENDING 12/31/17

SECTION APPROX. LENGTH OF ROAD (ft.)	Accrual balances by street for :			
	Gate 1	Gate 2	Harbor Dr	Reed Parks
	950	5200	400	N/A
	TOTALS			
	6550			
	Gate 1	Gate 2	Harbor Dr.	
	(includes 2017 accruals)			
	25047	33418	12898	
ESTIMATED EXPENSES				
ROAD/GATE/WATER QUAL MAINT & RESERVE ¹	3500	20000	2500	0
26000				
GROUND MAINT POA COMMON AREAS	1647	5765	576	1647
9800				
UTILITIES	813	2846	0	0
3700				
INSURANCE ²	370	1294	129	370
2200				
ACCOUNTING, LEGAL & OTHER PROF SVCS ³	84	294	29	84
500				
TAXES	59	206	21	59
350				
OFFICE/MISC EXP	168	588	59	168
1000				
LESS INVESTMENT AND MISC INCOME	(204)	(714)	(71)	0
(1,000)				
TOTAL ANNUAL EXPENSES	6437	30279	3243	2328
2017 PER LOT ASSESSMENT	322	426	463	111
				42550

Notes:

- 1) Accrual for improvements and road/gate/water qual maint
- 2) General liability and D&O liability premiums
- 3) Professional services less reimbursements via collected fees
- 4) 119 total assessable lots as follows:
 - Gate 1 - 20 lots
 - Gate 2 - 71 lots
 - Harbor Drive - 7 lots
 - Reed Parks Rd - 21 lots