

NORTHLAKE HILLS POA, INC.
BUDGET FOR YEAR ENDING 12/31/19

SECTION APPROX. LENGTH OF ROAD (ft.)	Accrual balances by street for :			
	Gate 1	Gate 2	Harbor Dr	Reed Parks
ESTIMATED EXPENSES				
ROAD/GATE/WATER QUAL MAINT & RESERVE ¹	3000	17500	2200	0
UTILITIES	1849	6563	647	1941
INSURANCE ²	879	3121	0	0
ACCOUNTING, LEGAL & OTHER PROF SVCS ³	420	1492	147	441
TAXES	84	298	29	88
OFFICE/MISC EXP	59	209	21	62
LESS INVESTMENT AND MISC INCOME	168	597	59	176
TOTAL ANNUAL EXPENSES	(612)	(2,173)	(214)	0
2019 PER LOT ASSESSMENT	5847	27606	2889	2709
	292	389	413	129
				39050

(includes 2019 accruals)
Gate 1 Gate 2 Harbor Dr.

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