

NORTHLAKE HILLS POA, INC.  
BUDGET FOR YEAR ENDING 12/31/23

SECTION  
APPROX. LENGTH OF ROAD (ft.)

Crystal Cv NLH Drive Harbor Dr Reed Parks TOTALS  
950 5200 500 N/A 6650

Accrual balances by street for :  
(includes 2023 assessments)  
Crystal Cv NLH Drive Harbor Dr.

**ESTIMATED EXPENSES**

ROAD/GATEWATER QUAL MAINT & RESERVE <sup>1</sup>	1500	5000	1000	0	7500	32731	92680	30172
GROUNDS MAINT POA COMMON AREAS	3652	12600	1461	3287	21000			
UTILITIES	1011	3489	0	0	4500			
INSURANCE <sup>2</sup>	478	1650	191	430	2750			
ACCOUNTING, LEGAL & OTHER PROF SVCS <sup>3</sup>	174	600	70	157	1000			
TAXES	191	660	77	172	1100			
OFFICE/MISC EXP	130	450	52	117	750			
LESS INVESTMENT AND MISC INCOME	(435)	(1,500)	(174)	(391)	(2,500)			
<b>TOTAL ANNUAL EXPENSES</b>	<b>6703</b>	<b>22949</b>	<b>2677</b>	<b>3772</b>	<b>36100</b>			
<b>2023 PER LOT ASSESSMENT</b>	<b>335</b>	<b>333</b>	<b>335</b>	<b>210</b>				

**Notes:**

- 1) Accrual for improvements and road/gatewater qual maint
- 2) General liability and D&O liability premiums
- 3) Professional services less reimbursements via collected fees
- 4) 115 total assessable lots as follows:  
 Gate 1 - 20 lots  
 Gate 2 - 69 lots  
 Harbor Drive - 8 lots  
 Reed Parks Rd - 18 lots