

NORTHLAKE HILLS POA, INC.
BUDGET FOR YEAR ENDING 12/31/25

SECTION APPROX. LENGTH OF ROAD (ft.)	Crystal Cv	NLH Drive	Harbor Dr	Reed Parks	TOTALS	Accrual balances by street for : (includes 2025 accruals)		
	950	5200	500	N/A	6650	Crystal Cv	NLH Drive	Harbor Dr.
ESTIMATED EXPENSES								
ROAD/GATE/WATER QUAL MAINT & RESERVE ¹	3000	12500	750	0	16250	30405	100536	30222
GROUNDS MAINT POA COMMON AREAS	4522	15600	1809	4070	26000			
UTILITIES	730	2520	0	0	3250			
INSURANCE ²	565	1950	226	509	3250			
ACCOUNTING, LEGAL & OTHER PROF SVCS ³	174	600	70	157	1000			
TAXES	261	900	104	235	1500			
OFFICE/MISC EXP	104	360	42	94	600			
LESS INVESTMENT AND MISC INCOME	(522)	(1,800)	(209)	(470)	(3,000)			
TOTAL ANNUAL EXPENSES	8835	32630	2792	4594	48850			
2025 PER LOT ASSESSMENT	442	473	349	255				

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) 115 total assessable lots as follows:
 Gate 1 - 20 lots
 Gate 2 - 69 lots
 Harbor Drive - 8 lots
 Reed Parks Rd - 18 lots