

**NORTHLAKE HILLS POA, INC.
BUDGET FOR YEAR ENDING 12/31/26**

SECTION APPROX. LENGTH OF ROAD (ft.)	Crystal Cv 950	NLH Drive 5200	Harbor Dr 500	Reed Parks N/A	TOTALS 6650	Accrual balances by street for : (includes 2026 accruals)		
						Crystal Cv	NLH Drive	Harbor Dr.
ESTIMATED EXPENSES								
ROAD/GATE/WATER QUAL MAINT & RESERVE ¹	3500	20000	1000	0	24500	28265	113369	29901
GROUNDS MAINT POA COMMON AREAS	4522	15600	1809	4070	26000			
UTILITIES	787	2713	0	0	3500			
INSURANCE ²	609	2100	243	548	3500			
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	(348)	(1,200)	(139)	(313)	(2,000)			
TOTAL ANNUAL EXPENSES	9608	41073	3129	4790	58600			
2026 PER LOT ASSESSMENT	480	595	391	266				

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