

**Northbrooke HOA
2020 Budget Forecast**

2021 - 2022 HOA Dues including Lien Fees as of 12/28/2021
TOTAL POTENTIAL REVENUE

	<u>January - December 2020</u>	
	\$	77,616.00
	<u>\$</u>	<u>77,616.00</u>
EXPENSE		
Landscaping	\$	46,800.00
Annual Lawn Maintenance	\$	1,500.00
Tree Watering (common area trees)	\$	700.00
Tree Maintenance (common area trees)	\$	700.00
Other Landscaping (outside items not in annual contract)	<u>\$</u>	<u>700.00</u>
Total Landscaping		<u>\$ 49,700.00</u>
Insurance Expense		
Liability Insurance Expense	<u>\$</u>	<u>4,020.00</u>
Total Insurance Expense		<u>\$ 4,020.00</u>
Legal and Other Professional Fees		
CPA Accounting Fees	\$	150.00
Lien Filing fees	\$	600.00
Other Legal Fees	<u>\$</u>	<u>450.00</u>
Total Legal and Other Professional Fees		<u>\$ 1,200.00</u>
Repairs & Maintenance Expense		
Irrigation System Repairs	\$	1,360.00
Fence Repairs	<u>\$</u>	<u>500.00</u>
Total Repairs & Maintenance Expense		<u>\$ 1,860.00</u>
Utilities Expense		
Water & Sewer	\$	6,800.00
Electric	<u>\$</u>	<u>3,143.95</u>
Total Utilities Expense		<u>\$ 9,943.95</u>
Office Expense		
Supplies	\$	25.83
Postage	<u>\$</u>	<u>200.00</u>
Total Office Expense		<u>\$ 225.83</u>
Other Expense		
Bank Fees	\$	25.00
Management Fees Expense	\$	9,625.00
Meals (HOA Annual Gathering/Meeting)	\$	1,500.00
HOA Signage	<u>\$</u>	<u>75.00</u>
		<u>\$ 11,225.00</u>
TOTAL EXPENSE		<u>\$ 78,174.78</u>
NET INCOME		<u>\$ (558.78)</u>

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2022.
The potential deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.
In 2021, the Developer contributions totaled \$23,000.00
The Northbrooke HOA bank balance as of 12/28/2021 is \$8338.67 (2022 Prepays are included in the 12/28/2021 bank balance)