

Northbrooke HOA
2023 Budget Forecast

January - December 2023

2022 - 2023 HOA Dues including Lien Fees as of 11/28/2022	\$ 87,240.00
TOTAL POTENTIAL REVENUE	\$ 87,240.00
EXPENSE	
Landscaping	
Annual Lawn Maintenance	\$ 49,140.00
Tree Watering (common area trees)	\$ 1,500.00
Tree Maintenance (common area trees)	\$ 1,000.00
Other Landscaping (outside items not in annual contract)	\$ 1,000.00
Pond Maintenance	\$ 1,700.00
Trash Removal	\$ 1,000.00
Total Landscaping	\$ 55,340.00
Insurance Expense	
Liability Insurance Expense	\$ 8,050.00
Total Insurance Expense	\$ 8,050.00
Legal and Other Professional Fees	
CPA Accounting Fees	\$ 150.00
Lien Filing fees	\$ 600.00
Other Legal Fees	\$ 450.00
Total Legal and Other Professional Fees	\$ 1,200.00
Repairs & Maintenance Expense	
Irrigation System Repairs	\$ 1,000.00
Fence Repairs	\$ 500.00
Total Repairs & Maintenance Expense	\$ 1,500.00
Utilities Expense	
Water & Sewer	\$ 9,700.00
Electric	\$ 300.00
Total Utilities Expense	\$ 10,000.00
Office Expense	
Supplies	\$ 25.83
Postage	\$ 200.00
Total Office Expense	\$ 225.83
Other Expense	
Bank Fees	\$ 25.00
Management Fees Expense	\$ 10,164.00
HOA Signage	\$ 75.00
	\$ 10,264.00
TOTAL EXPENSE	\$ 86,579.83
NET INCOME	\$ 660.17

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2023.

The potential deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

In 2022, the Developer contributions totaled \$6,000.00

\$ 86,579.83