

**Austin Lake Homeowners Association 2021 Income Statement**

**OPERATING BUDGET**

<b>Income</b>		<b>YTD Actuals</b>	
Annual Assessment <sup>1</sup>	77,250	76,391	
Initiation Fees <sup>2</sup>	1,500	750	
Transfers from Reserves		9,828	
Document Fees <sup>3</sup>	150	75	
Clubhouse Rental	0	200	
Landscape Project	0		
Other (Pool Keys)		75	
<b>Total Income</b>	<b>78,900</b>	<b>87,319</b>	
<b>Expenses</b>			
Grounds	Landscaping	25,000	12,975
	Pool Maintenance	6,000	2,997
	Lake Maintenance	2,500	984
Clubhouse	Maintenance	6,500	1,340
	Electricity	4,000	1,771
	Gas	1,300	600
	Water	3,000	914
	Telephone / Internet	2,000	1,006
Community Development Fund	2,500	676	
Social	4,500		
Insurance	4,200	3,983	
Legal	1,000		
Bank Fees	55	1	
Taxes	500	123	
Miscellaneous General & Administrative	300	129	
<b>Budgeted Expenses to be paid from Reserves</b>			
3 French Drains for Pool Area			
Powerwash		600	
Clubhouse Improvements		5,552	
Tree Removal		1,350	
Capital Reserve Study		1,650	
<b>Total Expenses</b>	<b>63,355</b>	<b>36,651</b>	
<b>Contribution to Reserves</b>	<b>-2,500</b>	<b>50,668</b>	

1: \$750 x 103 MEMBER HOMES  
 2: \$750 X 1 HOMES SOLD  
 3: \$75 X 1 HOMES SOLD

**RESERVE FUND**

Reserve Balance - 6/30/21	36,556	
3 French Drains for Pool Area	(2,500)	(Actual)
Powerwash	(3,000)	600
Clubhouse Improvements	(3,000)	5,552
Tree Removal	(2,000)	1,350
Capital Reserve Study	(3,000)	1,650
Expected Contribution From 2021		
Operating Budget	15,545	(Estimate)
<b>1/1/22 Estimated Balance</b>	<b>38,601</b>	<b>(Estimate)</b>

**COMMUNITY DEVELOPMENT FUND**

Balance - 6/30/21	13,721
Expected Contribution From 2021	
Operating Budget	2,500
<b>1/1/22 Estimated Balance</b>	<b>16,221 (Estimate)</b>

3/2021 fish for lake

Secretary of State (registration)