

Austin Lake Homeowners Association 2021 Income Statement

OPERATING BUDGET

		YTD Actuals	
Income			
	Annual Assessment ¹	77,250	76,391
	Initiation Fees ²	1,500	750
	Transfers from Reserves		9,828
	Document Fees ³	150	75
	Clubhouse Rental	0	425
	Landscape Project	0	
	Other (Pool Keys)		125
Total Income	78,900	87,594	
Expenses			
Grounds	Landscaping	25,000	15,003
	Pool Maintenance	6,000	5,834
	Lake Maintenance	2,500	1,312
Clubhouse	Maintenance	6,500	1,825
	Electricity	4,000	2,743
	Gas	1,300	1,000
	Water	3,000	2,052
	Telephone / Internet	2,000	1,286
Community Development Fund		2,500	676
Social		4,500	1,006
Insurance		4,200	3,983
Legal		1,000	
Bank Fees		55	1
Taxes		500	123
Miscellaneous General & Administrative		300	129
Budgeted Expenses to be paid from Reserves			
	3 French Drains for Pool Area		
	Powerwash		600
	Clubhouse Improvements		5,552
	Tree Removal		1,350
	Capital Reserve Study		1,650
Total Expenses	63,355	46,124	
Contribution to Reserves	-2,500	41,469	

1: \$750 x 103 MEMBER HOMES

2: \$750 X 1 HOMES SOLD

3: \$75 X 1 HOMES SOLD

RESERVE FUND

Reserve Balance - 8/31/21	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)
1/1/22 Estimated Balance	38,601	(Estimate)

COMMUNITY DEVELOPMENT FUND

Balance - 8/31/21	13,721
Expected Contribution From 2021	
Operating Budget	2,500
1/1/22 Estimated Balance	16,221 (Estimate)

3/2021 fish for lake

Secretary of State (registration)