

**Austin Lake HOA**

**January 13, 2022 Treasurer's Report**

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**Bank Account Balances as of December 31, 2021**

|                            |                    |
|----------------------------|--------------------|
| Operating Account          | \$32,153.49        |
| Community Development Fund | \$13,721.54        |
| Reserve Fund               | <u>\$36,557.60</u> |
| <b>TOTAL</b>               | <b>\$82,432.63</b> |

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**2021 activity occurring in 2022**

\$577.08 – Pool invoice

\$319.78 – 2021 social event expenses

**Bank Account Transfers from Operating Account on 1/11/2022**

\$2,500.00 – to Community Development Fund

\$28,756.63 – to Reserve Account

**Deposits since 12/31/2021**

2022 Dues: \$18,749.88 – PayPal payments received & transferred to operating account

2022 Dues: \$36,100.00 – Checks received & deposited to operating account

**Bank Account Balances as of January 12, 2022**

|                            |                     |
|----------------------------|---------------------|
| Operating Account          | \$53,728.45         |
| Community Development Fund | \$16,221.54         |
| Reserve Fund               | <u>\$65,314.23</u>  |
| <b>TOTAL</b>               | <b>\$135,264.22</b> |

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**2022 HOA Dues Status**

Paid in Full: 69 out of 103 homes (67%)

2 owners requested Pay Plan – 1 paid \$100, 1 provided 3 postdated checks (for late Jan/Feb/Mar)

1 owner paid previous amount – sent email requesting remaining \$200 1/9

Austin Lake Homeowners Association January 13, 2022 Income Statement

**OPERATING BUDGET**

| Income                         |                | YTD Actuals   |
|--------------------------------|----------------|---------------|
| Annual Assessment <sup>1</sup> | 97,850         | 67,322        |
| Initiation Fees <sup>2</sup>   | 1,900          | 0             |
| Transfers from Reserves        |                | 0             |
| Document Fees <sup>3</sup>     | 150            | 0             |
| Clubhouse Rental               | 450            | 0             |
| Landscape Project              | 0              | 0             |
| Other (Pool Keys)              |                | 0             |
| <b>Total Income</b>            | <b>100,350</b> | <b>67,322</b> |

**Expenses**

|  |                      |        |     |
|--|----------------------|--------|-----|
| Grounds                                | Landscaping          | 27,500 | 130 |
|  | Pool Maintenance     | 8,400  | 0   |
|  | Lake Maintenance     | 2,450  | 164 |
| Clubhouse                              | Maintenance          | 3,300  | 0   |
|  | Electricity          | 4,500  | 188 |
|  | Gas                  | 1,500  | 500 |
|  | Water                | 3,500  | 0   |
|  | Telephone / Internet | 1,900  | 140 |
| Community Development Fund             |                      | 2,500  | 0   |
| Social                                 |                      | 5,000  | 0   |
| Insurance                              |                      | 5,100  | 0   |
| Legal                                  |                      | 1,000  | 0   |
| Bank Fees                              |                      | 55     | 0   |
| Taxes                                  |                      | 500    | 0   |
| Miscellaneous General & Administrative |                      | 300    | 0   |

**Budgeted Expenses to be paid from Reserves**

3 French Drains for Pool Area  
Powerwash

|                                 |               |               |
|---------------------------------|---------------|---------------|
| <b>Total Expenses</b>           | <b>67,505</b> | <b>1,121</b>  |
| <b>Contribution to Reserves</b> | <b>32,845</b> | <b>66,201</b> |

- 1: \$950 x 103 MEMBER HOMES  
2: \$950 X 2 HOMES SOLD  
3: \$75 X 2 HOMES SOLD

**RESERVE FUND**

|  |                          |
|--|--------------------------|
| Reserve Balance - 1/12/22*                       | 65,314                   |
| 3 French Drains for Pool Area                    | (3,300)                  |
| Powerwash  | (3,300)                  |
| Expected Contribution From 2022 Operating Budget | 32,845 (Estimate)        |
| <b>1/1/23 Estimated Balance</b>                  | <b>91,559 (Estimate)</b> |

\*includes \$406 for Beautify Austin Lake Fund (2019)

**COMMUNITY DEVELOPMENT FUND**

|  |                          |
|--|--------------------------|
| Balance - 1/12/22                                | 16,222                   |
| Expected Contribution From 2022 Operating Budget | 2,500                    |
| <b>1/1/23 Estimated Balance</b>                  | <b>18,722 (Estimate)</b> |

Secretary of State (registration)

## 2022 Clubhouse Rentals

| <b>Rental Date</b> | <b>Renter</b>  | <b>Address</b>       | <b>Waiver Completed</b> | <b>Rental Fee Paid</b> | <b>Deposit Paid</b> | <b>NOTES</b> |
|--------------------|----------------|----------------------|-------------------------|------------------------|---------------------|--------------|
| 2/6                | Nicole Hall    | 3203 Whiteoak Circle | Y                       | Y                      | Y                   |              |
| 2/12               | Frances Hendry | 3209 Whiteoak Circle | Y                       | Y                      | Y                   |              |