

Austin Lake HOA

January 9, 2023 Treasurer's Report

Bank account balances as of December 3, 2022

Operating Account	\$44,525.47
Community Development Fund	\$16,223.01
Reserve Fund	<u>\$62,758.12</u>
TOTAL	\$123,506.60

Expenses incurred since prior meeting

(\$3,267.99) – includes recurring expenses for water, electricity, pool, cable/internet, landscaping, etc. as well as \$648.96 for social events (beverages for progressive dinner)

Deposits to the operating account since prior meeting

\$17,575 – 2023 dues
\$560 – progressive dinner attendee payments
\$75 – clubhouse rentals
\$25 – miscellaneous cash receipts
\$11 – tax refund

2022 activity occurring in 2023

(\$500) – Gas prepayment
(\$139.98) – cable/internet
(\$188) – lake maintenance

Bank Account Transfers from Operating Account on 1/8/2023

\$2,500.00 – to Community Development Fund
\$41,928.97 – to Reserve Account

Bank Account Balances as of January 8, 2023

Operating Account	\$14,247.02
Community Development Fund	\$18,723.15
Reserve Fund	<u>\$104,687.63</u>
TOTAL	\$137,657.80

2023 HOA Dues Status

Paid in Full: 64 out of 103 homes (62%)

3 owners requested payment plan

Austin Lake Homeowners Association January 9, 2023 Income Statement

OPERATING BUDGET

Income		YTD Actuals	
Annual Assessment ¹	97,850	61,457	
Initiation Fees ²	2,850	0	
Transfers from Reserves		0	
Document Fees ³	225	0	
Clubhouse Rental	1,125	0	
Other	0	0	
Total Income	102,050	61,457	
Expenses			
Grounds	Landscaping	22,068	0
	Pool Maintenance	7,383	0
	Lake Maintenance	2,172	188
Clubhouse	Maintenance	2,554	0
	Electricity	4,400	0
	Gas	1,000	500
	Water	3,638	0
	Telephone / Internet	1,900	140
Community Development Fund		2,500	0
Social		5,000	0
Insurance		5,000	0
Taxes		350	0
Miscellaneous General & Administrative		30	0
Total Expenses		57,995	828
Contribution to Reserves		44,055	60,629

RESERVE FUND

Reserve Balance - 1/8/23*	104,688
Pool resurfacing	(15,028) (Estimate)
Gate replacement	(16,500) (Estimate)
Clubhouse windows and doors	(12,731) (Estimate)
Expected Contribution From 2023 Operating Budget	44,055 (Estimate)
1/1/24 Estimated Balance	104,484 (Estimate)

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

COMMUNITY DEVELOPMENT FUND

Balance - 1/8/23	18,723
Expected Contribution From 2023 Operating Budget	2,500
1/1/24 Estimated Balance	21,223 (Estimate)

1: \$950 x 103 MEMBER HOMES

2: \$950 X 2 HOMES SOLD

3: \$75 X 2 HOMES SOLD