

**Austin Lake Homeowners Association 2021 Income Statement**

<b>OPERATING BUDGET</b>			
<b>Income</b>		<b>YTD Actuals</b>	
Annual Assessment <sup>1</sup>	77,250	75,941	
Initiation Fees	1,500		
Document Fees	150		
Clubhouse Rental	0		
Landscape Project	0		
Other (Pool Keys)		50	
<b>Total Income</b>	<b>78,900</b>	<b>75,991</b>	
<b>Expenses</b>			
Grounds	Landscaping	25,000	7,654
	Pool Maintenance	6,000	1,219
	Lake Maintenance	2,500	492
Clubhouse	Maintenance	6,500	770
	Electricity	4,000	459
	Gas	1,300	600
	Water	3,000	201
	Telephone / Internet	2,000	606
Community Development Fund		2,500	676
Social		4,500	
Insurance		4,200	
Legal		1,000	
Bank Fees		55	1
Taxes		500	
Miscellaneous General & Administrative		300	30
3 French Drains for Pool Area			
Powerwash			
Clubhouse Improvements			
Tree Removal			
Capital Reserve Study			
<b>Total Expenses</b>	<b>63,355</b>	<b>12,708</b>	
<b>Contribution to Reserves</b>	<b>-2,500</b>	<b>63,283</b>	

- 1: \$750 x 103 MEMBER HOMES
- 2: \$750 X 0 HOMES SOLD
- 3: \$75 X 0 HOMES SOLD

<b>RESERVE FUND</b>			
Reserve Balance - 3/31/21	45,707		
3 French Drains for Pool Area	(2,500)	(Actual)	
Powerwash	(3,000)	(Actual)	
Clubhouse Improvements	(3,000)	2,671	
Tree Removal	(2,000)		
Capital Reserve Study	(3,000)		
Expected Contribution From 2021			
Operating Budget	15,545	(Estimate)	
<b>1/1/22 Estimated Balance</b>	<b>47,752</b>	<b>(Estimate)</b>	

<b>COMMUNITY DEVELOPMENT FUND</b>			
Balance - 3/31/21	13,721		
Expected Contribution From 2020			
Operating Budget	2,500		
<b>1/1/22 Estimated Balance</b>	<b>16,221</b>	<b>(Estimate)</b>	

3/2021 fish for lake

Secretary of State (registration)

Need to move \$ from reserves once completed & paid in full