



Lakecliff
ON LAKE TRAVIS

POA
Q1 2025 Board
Meeting

April 23, 2025

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Review and Approval of Annual Meeting Meeting Minutes – Dan Wittner
- Guest Speaker – MFISD Superintendent
- Review and Approve 2025 Q1 Financial Results – Kent Graham
- Infrastructure/Operating Areas
 - Security
 - Roads
 - Fences
 - Irrigation
- Committees
 - Community Engagement Update - Laurie Chapman
 - ACC Update – Bob Randle/Steve James
- Adjourn

Call to Order, Certificate of Quorum, Previous Meeting Minutes



Guest Speaker



Q1 2025 Financial Results



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD March 31, 2025

	YTD Actual	2025 Budget	Projected	Projected Over (Under) Budget
<u>Income</u>				
POA	344,084	369,017	365,495	(3,522)
Cottage/Villa	16,623	69,300	69,300	-
Development	13,000	13,000	13,000	-
Irrigation	43,683	125,000	125,000	-
Total Income	417,390	576,317	572,795	(3,522)
<u>Expense</u>				
POA Administrative Expenses	14,159	43,125	43,403	278
POA Landscape Expenses	13,237	90,520	90,520	-
POA Property Expenses	16,121	53,831	62,767	8,936
POA Utility Expenses	828	3,500	3,500	-
Cottage/Villa Expenses	31,336	69,300	69,300	-
Development Expenses	34,000	40,000	34,000	(6,000)
Irrigation Expenses	14,945	103,300	103,300	-
Total Operating Expenses	124,626	403,576	406,790	3,214
Operating Net Income (Loss)	292,763	172,741	166,005	(6,736)
<u>Non-Operating Expense</u>				
Fence Repairs	-	15,000	15,000	-
Road Maint & Repair	-	-	-	-
Total Non-Operating Expense	-	15,000	15,000	-
Fund Change	292,763	157,741	151,005	(6,736)
Beginning Reserve Balance	148,094	148,094	148,094	-
Fund Change	292,763	157,741	151,005	(6,736)
Ending Reserve Balance	440,857	305,835	299,099	(6,736)

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget	
<u>Income</u>						
Assessments - Annual POA	336,351	346,917	10,566	343,395	(3,522)	2 property owners delinquent
Lot Mowing Fee Allocation	6,858	16,800	9,942	16,800	-	
Interest Income	63	300	237	300	-	
Key/Remote Fee	30	3,500	3,470	3,500	-	
Late Fee	412	500	88	500	-	
AR Fee Income	370	1,000	630	1,000	-	
Total Income	344,084	369,017	24,933	365,495	(3,522)	
<u>Expense</u>						
Administrative Expenses						
Accounting	303	1,025	722	1,025	-	
Copies	1,175	1,000	(175)	2,000	1,000	
Admin-AR Fees	164	2,000	1,836	2,000	-	
Legal Expense	1,370	10,000	8,630	10,000	-	
Management Fees	3,811	15,244	11,433	15,244	-	
Meeting Expense	200	800	600	800	-	
Postage/Delivery	130	500	370	500	-	
Social Events	-	2,500	2,500	2,500	-	
Website Maint	-	1,000	1,000	1,000	-	
Website Hosting	130	500	370	500	-	
Ins-D & O	2,282	2,863	581	2,282	(581)	
Ins-F&EC or Package	4,598	4,739	141	4,598	(141)	
Taxes-Property	(4)	954	958	954	-	
Total Administrative Expenses	14,159	43,125	28,966	43,403	278	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Landscape					
Landscape-Lot Mowing	-	16,800	16,800	16,800	-
Landscape-Common Area	10,850	63,520	52,670	63,520	-
Landscape-Seasonal	1,755	3,500	1,745	3,500	-
Landscape-Supplies	-	3,500	3,500	3,500	-
Landscape-Sprinklers	633	3,200	2,567	3,200	-
Total Landscape	13,237	90,520	77,283	90,520	-
Property Expenses					
Entry Gate Maintenance	-	2,000	2,000	2,000	-
Property & Vendor Management	1,200	4,800	3,600	4,800	-
Gate Access Tags	-	3,000	3,000	3,000	-
Mailbox/Guard House Maint/Repair	396	1,500	1,105	1,500	-
Landscape Lights	-	200	200	200	-
Maint/Repair	-	3,600	3,600	3,600	-
Security/Monitoring	9,008	36,031	27,023	36,031	-
Signage Install/Maint	-	2,000	2,000	2,000	-
Street Light Maint/Repair	-	200	200	200	-
Water Feature Maint	5,518	500	(5,018)	9,436	8,936
Total Property Expenses	16,121	53,831	37,710	62,767	8,936
Utility Expenses					
Internet - Security	170	900	730	900	-
Electric	659	2,600	1,942	2,600	-
Total Utility Expenses	828	3,500	2,672	3,500	-
Total Operating Expense	44,346	190,976	146,630	200,190	9,214
Operating Income (Loss)	299,738	178,041	(121,697)	165,305	121,697
Non-Operating Expenses					
Fence Repairs	-	15,000	15,000	15,000	-
Road Maint/Repair	-	-	-	-	-
Non-Operating Expenses	-	15,000	15,000	15,000	-
Fund Change - Cash Increase (Decrease)	299,738	163,041	(136,697)	150,305	(12,736)

Leak repair

Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Irrigation System Revenue	43,683	120,000	76,317	120,000	-
Irrigation System - Set up fees	-	5,000	5,000	5,000	-
Total Income	43,683	125,000	81,317	125,000	-
<u>Expense</u>					
Meter Reading	869	6,200	5,331	6,200	-
Raw Water	9,986	80,000	70,014	80,000	-
Raw Water - Res. Water Facility	2,400	9,600	7,200	9,600	-
New Meters	1,471	2,500	1,029	2,500	-
Irrigation - Repairs/Maintenance	218	5,000	4,782	5,000	-
Irrigation Install	-	-	-	-	-
Total Expense	14,945	103,300	88,355	103,300	-
Fund Change - Cash Increase (Decrease)	28,738	21,700	(7,038)	21,700	-

Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget	
<u>Income</u>						
Arch Review Fee	5,000	5,000	-	5,000	-	
New Construction Mgmt Fee	8,000	8,000	-	8,000	-	
Total Income	13,000	13,000	-	13,000	-	
<u>Expense</u>						
<u>Administrative Expenses</u>						
Development Services	34,000	40,000	6,000	34,000	(6,000)	Vendor switched to annual billing cycle
Total Expense	34,000	40,000	6,000	34,000	(6,000)	
Fund Change - Cash Increase (Decrease)	(21,000)	(27,000)	(6,000)	(21,000)	6,000	

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Cottage Landscape Maintenance Allocation	16,562	62,400	45,838	62,400	-
Cottage Landscape Seasonal Allocation	61	5,400	5,339	5,400	-
Set-up Fees	-	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	1,500	1,500	-
Total Income	16,623	69,300	52,677	69,300	-
<u>Expense</u>					
Landscape-Cottage Recurring	29,309	62,400	33,091	62,400	-
Landscape-Seasonal	1,181	5,400	4,219	5,400	-
Landscape-Cottage Sprinkler Repairs	846	1,500	654	1,500	-
Total Expense	31,336	69,300	37,964	69,300	-
Fund Change - Cash Increase (Decrease)	(14,713)	-	14,713	-	-

Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

Period 12/31/2024

Assets

Cash

Cking - Western Alliance	431,092.81
Cking - Arrowhead Bank	3,787.33
Cking - Arrowhead Construction	40,284.77
MMA Reserve - Western Alliance	9,770.76
Total Cash	484,935.67

Total Assets

484,935.67

Liabilities & Equity

Other Liabilities

Construction Deposits	40,000.00
Total Other Liabilities	40,000.00

Prepaid Assessments

Prepayments	4,078.25
Total Prepaid Assessments	4,078.25

Total Fund Balance 440,857.42

Total Liabilities & Equity

484,935.67

Security

Roads

Fences

Irrigation

Aqua Texas – Water and Sewer



Security

- Stats for YTD 2025 – Through April 12, 2025
 - 27,325 Transactions processed
 - 11,252 Gate Tags read
 - 1. 7,025 Visitor QR codes read
 - 1,868 – Contractors
 - 1,986 – Visitors
 - 3,160 - Permanent Visitors
 - 11 – Parties
 - LPRs Read – 27,325
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~40,988
 - Adoption of TekControl Visitor Management is up significantly
 - TekControl Visitor Management LPR Input adoption is still low



Roads

- Will begin discussions in Q2 and Q3 on roads with companies to understand the current state
- Will determine best path on repairs based on expert advice
- Intent is to hold our funds until 2026
- Road resurfacing could begin in 2026 with 1 mile per year
- Anticipated annual cost for 1 mile per year is ~\$250,000
- The intent is always to work within our budget and not require a Special Assessment

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- In 2024, we did major replacement on Hayne Flat and minor maintenance – Fixing Slats and and painting as necessary
- In 2025, we have begun some work on Painting and repairs. Will continue to ensure Fences look good
- Anticipated cost is \$15,000 in 2025
- All fence line will be reviewed ongoing to address any major issues as they arise



Irrigation

- In 2025, we will continue monitoring all shut-off valves
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss

Water Conservation - Reminder

LCRA Notice

Lakecliff is under Stage 2 Water Conservation Notice. You and other domestic use, temporary, and landscape irrigation and recreational use water customers should follow the maximum **Once-per-week** watering schedule:

- Saturdays for addresses ending in odd numbers
- Sundays for addresses ending in even numbers
- Fridays for POA
- Hours: Midnight to 10 a.m. and 7 p.m. to midnight.”
- The POA Board has sent out notices to the POA Members regarding this
- The POA Board has posted on our website Lakecliff.com the Aqua and Lakecliff Drought Contingency Plans and the Water Conservation Plan

Committee Updates

Community Engagement

Architectural Control

Community Engagement Committee



Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff

- ✓ Easter Bunny - April 20th
- ✓ Gas - Waiting on BCL - still an option
- ✓ Water - LCRA meeting April 29th - will send out update
- ✓ Printed Directories Available
- ✓ Updating POA Packet continually
- ✓ Updating For Sale/For Rent list on website
- ✓ Lakecliff Advocate
 - ✓ Spectrum
 - ✓ AQUA
 - ✓ LCRA
 - ✓ Ann Howard
- ✓ Special Events – Celebrations!
- ✓ **Build the Lakecliff Brand every day!**



Community Engagement Committee



Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff



Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff



Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff



Architectural Control Committee



ACC

New Building/Exterior Renovation Activity

In Process

- 3 new homes under construction
- 3 in various stages of planning (start dates are not determined)

General Comments

- Neighbors are being more consistent in obtaining approval for exterior renovations and upkeep
- Have begun sending courtesy notices for compliance with screening HVAC and other exterior structures

Homeowner's Forum



Adjourn

