



**Lakecliff**  
**ON LAKE TRAVIS**

POA Special  
Board  
Meeting

November 19, 2024

# Agenda

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- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Review and Approve 2025 Budget – Kent Graham
- Review and Approve Board Resolution
- Adjourn

# Call to Order, Certificate of Quorum

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# 2025 Budget Review



# POA 2025 Summary

**Lakecliff on Lake Travis POA**  
**Summary Income Statement**  
**2025 Budget**

	2023	2024 Projected with Actual thru 10/31/24	2025 Budget	2025 Budget vs 2024 Projected
<b><u>Income</u></b>				
POA	258,199	309,571	369,017	59,446
Cottage/Villa	41,977	62,966	69,300	6,334
Development	23,500	8,500	13,000	4,500
Irrigation	122,884	93,000	125,000	32,000
<b>Total Income</b>	<b>446,560</b>	<b>474,037</b>	<b>576,317</b>	<b>102,280</b>
<b><u>Expense</u></b>				
POA Administrative Expenses	55,392	38,480	43,125	4,645
POA Landscape Expenses	85,106	83,100	90,520	7,420
POA Property Expenses	36,529	49,731	53,831	4,100
POA Utility Expenses	4,835	3,800	3,500	(300)
Cottage/Villa Expenses	68,084	62,966	69,300	6,334
Development Expenses	83,000	34,800	40,000	5,200
Irrigation Expenses	125,666	107,100	98,300	(8,800)
<b>Total Operating Expenses</b>	<b>458,612</b>	<b>379,977</b>	<b>398,576</b>	<b>18,599</b>
<b>Operating Net Income (Loss)</b>	<b>(12,052)</b>	<b>94,060</b>	<b>177,741</b>	<b>83,681</b>
<b><u>Non-Operating Expense</u></b>				
Debt Service - Security Project Interest	3,734	-	-	-
Fence Repairs	7,555	2,500	15,000	12,500
Irrigation Repair/Maint POA	19,161	3,500	5,000	1,500
Road Maint & Repair	-	-	-	-
Front Entrance Landscape Upgrade	-	4,197	-	(4,197)
Empty Lot Tree Maintenance	-	4,900	-	(4,900)
Security Project - Funding	33,199	-	-	-
<b>Total Non-Operating Expense</b>	<b>63,649</b>	<b>15,097</b>	<b>20,000</b>	<b>4,903</b>
<b>Fund Change</b>	<b>(75,701)</b>	<b>78,963</b>	<b>157,741</b>	<b>78,778</b>
<b>Beginning Reserve Balance</b>	101,728	26,027	104,991	
<b>Fund Change</b>	(75,701)	78,963	157,741	
<b>Ending Reserve Balance</b>	26,027	104,991	262,732	



# POA

**Lakecliff on Lake Travis POA**  
**Income Statement - POA**  
**2025 Budget**

	<b>Projected 2024</b>	<b>2025 Budget</b>	<b>2025 Budget vs 2024 Projected</b>
<b><u>Income</u></b>			
Assessments - Annual POA	289,196	346,917	57,721
Lot Mowing Fee Allocation	16,600	16,800	(200)
Interest Income	300	300	-
Gate Access Tags	1,850	3,500	(1,650)
Late Fee	600	500	100
AR Fee Income	1,025	1,000	25
<b>Total Income</b>	<b>309,571</b>	<b>369,017</b>	<b>55,996</b>
<b><u>Expense</u></b>			
<b>Administrative Expenses</b>			
Accounting	1,025	1,025	-
Bank Charges	-	-	-
Copies	3,000	1,000	(2,000)
Admin-AR Fees	280	-	(280)
Dues/Licenses/Permits	3,850	2,000	(1,850)
Legal Expense	6,000	10,000	4,000
Management Fees	14,800	15,244	444
Meeting Expense	675	800	125
Postage/Delivery	480	500	20
Social Events	2,500	2,500	-
Misc G&A	-	-	-
Website Maint	-	1,000	1,000
Website Hosting	500	500	-
Ins-D & O	349	2,863	2,514
Ins-F&EC or Package	4,121	4,739	618
Taxes-Property	900	954	54
<b>Total Administrative Expenses</b>	<b>38,480</b>	<b>43,125</b>	<b>4,645</b>

# POA

**Lakecliff on Lake Travis POA**  
**Income Statement - POA**  
**2025 Budget**

	Projected 2024	2025 Budget	2025 Budget vs 2024 Projected
<b>Landscape</b>			
Landscape-Lot Mowing	16,600	16,800	200
Landscape-Common Area Recurring	61,000	63,520	2,520
Landscape-Common Area Seasonal	3,500	3,500	-
Landscape-Supplies	1,000	3,500	2,500
Landscape-Sprinklers	1,000	3,200	2,200
<b>Total Landscape</b>	<b>83,100</b>	<b>90,520</b>	<b>7,420</b>
<b>Property Expenses</b>			
Entry Gate Maintenance	1,500	2,000	500
Property and Vendor Management		4,800	4,800
Gate Access Tags	900	3,000	2,100
Mailbox/Guard House Maint/Repair	2,000	1,500	(500)
Landscape Lights	500	200	(300)
Maint/Repair	3,600	3,600	-
Security/Monitoring	36,031	36,031	-
Signage Install/Maint	-	2,000	2,000
Street Light Maint/Repair	200	200	-
Water Feature Maint	5,000	500	(4,500)
<b>Total Property Expenses</b>	<b>49,731</b>	<b>53,831</b>	<b>4,100</b>
<b>Utility Expenses</b>			
Internet Security	900	900	-
Electric	2,900	2,600	(300)
Tel/Cell/Pager	-	-	-
<b>Total Utility Expenses</b>	<b>3,800</b>	<b>3,500</b>	<b>(300)</b>
<b>Total Operating Expense</b>	<b>175,111</b>	<b>190,976</b>	<b>15,865</b>
<b>Operating Income (Loss)</b>	<b>134,460</b>	<b>178,041</b>	<b>40,131</b>
<b>Non-Operating Expenses</b>			
Security Project - expenditures	-	-	-
Fence Repairs	2,500	15,000	12,500
Front Entrance Landscape	4,197	-	(4,197)
Empty Lot Tree Maintenance	4,900	-	-
Road Maint/Repair	-	-	-
<b>Non-Operating Expenses</b>	<b>11,597</b>	<b>15,000</b>	<b>8,303</b>
<b>Fund Change - Cash Increase (Decrease)</b>	<b>122,863</b>	<b>163,041</b>	<b>31,828</b>



# Irrigation

**Lakecliff on Lake Travis POA**  
**Income Statement - Irrigation**  
**2025 Budget**

	<b>Projected 2024</b>	<b>2025 Budget</b>	<b>2025 Budget vs 2024 Projected</b>
<b><u>Income</u></b>			
Irrigation System Revenue	90,000	120,000	30,000
Irrigation System - Set up fees	3,000	5,000	2,000
<b>Total Income</b>	<b>93,000</b>	<b>125,000</b>	<b>32,000</b>
<b><u>Expense</u></b>			
Meter Reading	5,000	6,200	1,200
Raw Water	90,000	80,000	(10,000)
Raw Water - Res. Water Facility	9,600	9,600	-
New Meters	2,500	2,500	-
Irrigation Install	-	-	-
<b>Total Expense</b>	<b>107,100</b>	<b>98,300</b>	<b>(8,800)</b>
<b><u>Non-Operating Expense</u></b>			
Irrigation Repair/Maint POA	3,500	5,000	1,500
<b>Total Non-Operating Expenses</b>	<b>3,500</b>	<b>5,000</b>	<b>1,500</b>
<b>Total Expenses</b>	<b>110,600</b>	<b>103,300</b>	<b>(7,300)</b>
<b>Fund Change - Cash Increase (Decrease)</b>	<b>(17,600)</b>	<b>21,700</b>	<b>39,300</b>



# Development

**Lakecliff on Lake Travis POA  
Income Statement - Development  
2025 Budget**

	<b>Projected 2024</b>	<b>2025 Budget</b>	<b>2025 Budget vs 2024 Projected</b>
<b><u>Income</u></b>			
Arch Review Fee	4,500	5,000	500
New Construction Mgmt Fee	4,000	8,000	4,000
<b>Total Income</b>	<b>8,500</b>	<b>13,000</b>	<b>4,500</b>
<b><u>Expense</u></b>			
<b>Administrative Expenses</b>			
Development Services	34,800	40,000	5,200
<b>Total Expense</b>	<b>34,800</b>	<b>40,000</b>	<b>5,200</b>
<b>Fund Change - Cash Increase (Decrease)</b>	<b>(26,300)</b>	<b>(27,000)</b>	<b>(700)</b>

# Cottages

**Lakecliff on Lake Travis POA**  
**Income Statement - Cottages**  
**2025 Budget**

	<b>Projected 2024</b>	<b>2025 Budget</b>	<b>2025 Budget vs 2024 Projected</b>
<b><u>Income</u></b>			
Cottage Landscape Maintenance Allocation	57,156	62,400	5,244
Cottage Landscape Seasonal Allocation	4,810	5,400	590
Set-up Fees	-	-	-
Sprinklers Repair Revenue - Cottages	1,000	1,500	500
<b>Total Income</b>	<b>62,966</b>	<b>69,300</b>	<b>6,334</b>
<b><u>Expense</u></b>			
Landscape-Cottage Recurring	57,156	62,400	5,244
Landscape-Seasonal	4,810	5,400	590
Landscape-Cottage Sprinkler Repairs	1,000	1,500	500
<b>Total Expense</b>	<b>62,966</b>	<b>69,300</b>	<b>6,334</b>
<b>Fund Change - Cash Increase (Decrease)</b>	<b>-</b>	<b>-</b>	<b>-</b>

# Resolution Review and Approval



Adjourn

