

Austin Lake Homeowners Association 2025 Income Statement
As of 9/4/25

OPERATING BUDGET			
Income			YTD Actuals
	Annual Assessment ¹	113,300	112,311
	Initiation Fees ²	3,300	2,200
	Document Fees ³	600	400
	Clubhouse Rental	1,125	775
	Other	0	270
Total Income	118,325		115,956
Expenses			
Grounds	Landscaping	20,851	17,734
	Pool Maintenance	7,650	6,966
	Lake Maintenance	2,470	3,473
Clubhouse	Maintenance	5,607	57,592
	Electricity	5,250	3,508
	Gas	1,500	532
	Water	4,000	1,912
	Telephone / Internet	1,950	1,611
Community Development Fund	2,500		0
Social	5,500		945
Insurance	5,300		6,060
Taxes	350		304
Miscellaneous General & Administrative	2,055		3,068
Bank fees	0		56
Total Operating Expenses	64,983		103,760
Contribution to Reserves	53,342		7,195.93

RESERVE FUND ⁸			
	Balance -12/20/24 ⁴		116,637
Estimated contribution from 2025 operating budget			53,342
1/1/26 Estimated Balance			169,979
2025 Proposed capital items			
Clubhouse rail, etc. safety improvements ⁵	7,286	Actual	9,500 (Estimate)
Clubhouse stairs recarpeting ⁶			1,050 (Estimate)
Entrance - monument stabilization ⁷	400	Actual	4,900 (Estimate)
Entrance - various improvements ⁸	12,275	Actual	15,000 (Estimate)
Wood arbor - repair/paint ⁹			900 (Estimate)
Lake sediment survey ¹⁰			2,800 (Estimate)
Tennis court lights ¹¹			31,750 (Estimate)
Tennis court resurfacing ¹²			15,000 (Estimate - c
Pool cover replacement ¹³			4,500 (Estimate)
Pool filter replacement ¹⁴			2,500 (Estimate)
Attic roof fan replacement ¹⁵			500 (Estimate)
Dam leak ¹⁶			8,000 (Estimate - c
Tennis court retaining walls maintenance ¹⁷			2,000 (Estimate)
	19,961		98,400
COMMUNITY DEVELOPMENT FUND			
	Balance -12/20/24		23,727
Estimated contribution from 2024 operating budget			2,500
1/1/26 Estimated Balance			26,227

Reserve items (for tracking purposes)	98,400	19,961
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1: \$1,100 x 103 member homes

2: \$1,100 x 3 homes sold

3: \$200 x 3 homes sold

4: Includes \$406 for Beautify Austin Lake Fund (2019)

5: 2021 Capital Reserve Study planned for clubhouse exterior maintenance in 2024; deferred until 2025

6: Necessary carpet replacement

7: 2021 Capital Reserve Study planned for neighborhood entrance brick monument repairs in 2021; deferred until 2025

8: Improvements and upgrades based on responses to neighborhood feedback

9: 2021 Capital Reserve Study planned for wood arbor maintenance in 2023; deferred until 2025

10: 2021 Capital Reserve Study recommended a lake sediment survey in 2021; deferred until 2025

11: 2021 Capital Reserve Study planned for installation of tennis court lights in 2022; deferred until 2025 - expected to be fully or partially funded from Community Development account

12: 2021 Capital Reserve Study planned for tennis court resurfacing in 2023; deferred until 2025

13: 2021 Capital Reserve Study planned for replacing the pool cover 2025

14: 2021 Capital Reserve Study planned for pool pump and filter replacement in 2025; pump replaced in 2023

15: 2021 Capital Reserve Study planned for replacing clubhouse roof fan in 2025

16: 2024 budgeted capital item deferred until 2025

17: 2021 Capital Reserve Study planned for painting the tennis court retaining wall in 2025