

Austin Lake Homeowners' Association

April 13, 2026 Treasurer's Report

Bank account balances as of March 5, 2026

Operating Account	\$29,129.12
<u>Reserve Accounts</u>	
Business Premium Money Market	\$187,145.31
Community Development Fund	\$2,500.18
Reserve Fund	<u>\$1,000.31</u>
TOTAL	\$219,774.92

Bank Bal. 3/5/26 \$ 29,129.12

<u>Income</u>		<u>Expenses</u>	
Dues	\$ 1,031.75	Landscape Maint.	\$ 1,071.55
Initiation Fees	\$ -	Lake Maint.	\$ 210.00
Document Fees	\$ -	Pool Main.	\$ 150.00
Clubhouse Rental	\$ -	Clubhouse Main.	\$ 134.95
Other Income	\$ 34.55	Gen & Admin.	\$ 2,219.55
	<u>\$ 1,066.30</u>	Social	\$ 217.25
		Tel / Internet	\$ 353.46
		Power	\$ 180.78
		Water	\$ 74.50
		Gas	<u>\$ 109.58</u>
		Total	\$ 4,721.62
		Income less Expenses	\$ 25,473.80

Bank account balances as of April 7, 2026

Operating Account	\$25,473.80
<u>Reserve Accounts</u>	
Business Premium Money Market	\$187,420.48
Community Development Fund	\$2,500.20
Reserve Fund	<u>\$1,000.32</u>
TOTAL	\$216,394.80

Account Activity

Revenue for the period was the result of the scheduled payment of 2026 dues from three of our homeowners as well as the reimbursement of an erroneous charge to our Operating Account. Two

homeowners owe \$75.00 each toward this year's dues and our efforts continue toward getting those funds collected.

Expenses for the month included the usual landscape, clubhouse, lake maintenance, and utility costs. One pool expense for this month was for the purchase of two new trash receptacles as we prepare for the opening of the pool. The General and Administrative expense category includes ongoing legal expenses for one delinquent homeowner.

AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

As of 4-7-26

OPERATING BUDGET

Income			YTD Actuals
	Annual Assessment ¹	121,025	118,536
	Initiation Fees ²	3,525	
	Document Fees ³	600	
	Clubhouse Rental	1,125	150
	Other	1,300	35
Total Income			118,721
Expenses			
Grounds	Landscaping	23,000	5,478
	Pool Maintenance	12,000	465
	Lake Maintenance	2,650	840
Clubhouse	Maintenance	3,500	1,234
	Electricity	5,500	737
	Gas	1,500	363
	Water	3,500	224
	Telephone/ Internet	2,300	1,112
Community Development Fund		2,500	0
Social		2,000	217
Insurance		7,000	5,799
Taxes		900	896
Miscellaneous General & Administrative		4,000	3,453
Bank fees		100	0
Total Operating Expenses			20,818
Contribution to Reserves before Transfers			97,902.69
Transfers from Reserves			0
Transfers to Reserves			80,000
Contribution to Reserves			17,902.69

2026 PROPOSED CAPITAL ITEMS

Tree Trimming	12,000 (Estimate)
Clubhouse stairs recarpeting ⁴	1,000 (Estimate)
Wood arbor - repair/paint ⁵	900 (Estimate)
Attic roof fan replacement ⁶	500 (Estimate)
	0
	14,400

RESERVE FUND

Balance -12/20/25	111,500 (Estimate)
Less proposed capital items	(14,400)
Estimated contribution from 2026 operating budget	57,125
1/1/27 Estimated Balance	154,225

COMMUNITY DEVELOPMENT FUND

Balance -12/20/25	2,500 (Estimate)
Estimated contribution from 2026 operating budget	2,500
1/1/27 Estimated Balance	5,000

Reserve items (for tracking purposes)	14,400	0
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- 1: \$1,175 x 103 member homes
- 2: \$1,175 x 3 homes sold
- 3: \$200 x 3 homes sold
- 4: Necessary carpet replacement
- 5: 2021 Capital Reserve Study planned for wood arbor maintenance in 2023; deferred until 2026
- 6: 2021 Capital Reserve Study planned for replacing clubhouse roof fan in 2025; deferred until 2026

Austin Lake Homeowners' Association

Regions Bank Accounts

Funds Flow Between Accounts

<u>Date</u>	<u>Operating Account (1965)</u>			<u>Money Market Account (8351)</u>			
	<u>Deposit</u>	<u>Withdraw</u>	<u>Balance</u>	<u>Deposit</u>	<u>Withdraw</u>	<u>Balance</u>	
1/11/26			\$66,591.80			\$102,173.18	
1/13/26				\$270.19		\$102,443.37	
1/30/26							
2/4/26		\$4,556.80	\$112,280.76	\$4,556.80		\$107,000.17	
2/9/26		\$80,000.00	\$32,280.76	\$80,000.00		\$187,000.17	
2/10/26			\$31,583.76	\$145.14		\$187,145.31	
2/27/26			\$29,139.12			\$187,145.31	
3/5/26			\$29,129.12			\$187,145.31	
3/13/26				\$275.17		\$187,420.48	
3/31/26						\$187,420.48	
4/7/26			\$25,473.80			\$187,420.48	
<u>Date</u>	<u>Reserve Account (6859)</u>			<u>Community Development Fund (5807)</u>			<u>Total</u>
	<u>Deposit</u>	<u>Withdraw</u>	<u>Balance</u>	<u>Deposit</u>	<u>Withdraw</u>	<u>Balance</u>	
1/11/26			\$1,000.29			\$2,500.14	\$172,265.41
1/13/26							
1/30/26	\$0.01		\$1,000.30	\$0.02		\$2,500.16	
2/4/26			\$1,000.30			\$2,500.16	\$222,781.39
2/9/26			\$1,000.30			\$2,500.16	\$222,781.39
2/10/26			\$1,000.30			\$2,500.16	\$222,229.53
2/27/26	\$0.01		\$1,000.31	\$0.02		\$2,500.18	\$219,784.92
3/5/26			\$1,000.31			\$2,500.18	\$219,774.92
3/13/26			\$1,000.31			\$2,500.18	\$190,920.97
3/31/26	\$0.01		\$1,000.32	\$0.02		\$2,500.20	\$190,921.00
4/7/26			\$1,000.32			\$2,500.20	\$216,394.80