

Austin Lake Homeowners Association 2025 Income Statement

OPERATING BUDGET			
Income		YTD Actuals	
	Annual Assessment ¹	113,300	79,717
	Initiation Fees ²	3,300	0
	Document Fees ³	600	0
	Clubhouse Rental	1,125	0
	Other	0	0
Total Income		118,325	79,717
Expenses			
Grounds	Landscaping	20,851	1,059
	Pool Maintenance	7,650	0
	Lake Maintenance	2,470	173
Clubhouse	Maintenance	5,607	0
	Electricity	5,250	0
	Gas	1,500	0
	Water	4,000	223
	Telephone / Internet	1,950	145
Community Development Fund		2,500	0
Social		5,500	0
Insurance		5,300	0
Taxes		350	0
Miscellaneous General & Administrative		2,055	25
Bank fees		0	0
Total Operating Expenses		64,983	1,625
Contribution to Reserves		53,342	78,092
Reserve items (for tracking purposes)		98,400	0

RESERVE FUND	
Balance -12/20/24 ⁴	116,637
Estimated contribution from 2025 operating budget	53,342
1/1/26 Estimated Balance	169,979 (Estimate)
2025 Proposed capital items	
Clubhouse rail, etc. safety improvements ⁵	9,500 (Estimate)
Clubhouse stairs recarpeting ⁶	1,050 (Estimate)
Entrance - monument stabilization ⁷	4,900 (Estimate)
Entrance - various improvements ⁸	15,000 (Estimate - qu)
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 - qu)
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 - qu)
Tennis court retaining walls maintenance ¹⁷	2,000 (Estimate)
	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 (Estimate)

- 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