

# AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

## OPERATING BUDGET

Income			YTD Actuals
	Annual Assessment <sup>1</sup>	121,025	0
	Initiation Fees <sup>2</sup>	3,525	
	Document Fees <sup>3</sup>	600	
	Clubhouse Rental	1,125	0
	Other	1,300	0
<b>Total Income</b>		<b>127,575</b>	<b>0</b>
Expenses			
Grounds	Landscaping	23,000	0
	Pool Maintenance	12,000	0
	Lake Maintenance	2,650	0
Clubhouse	Maintenance	3,500	0
	Electricity	5,500	0
	Gas	1,500	0
	Water	3,500	0
	Telephone/ Internet	2,300	0
Community Development Fund		2,500	0
Social		2,000	0
Insurance		7,000	0
Taxes		900	0
Miscellaneous General & Administrative		4,000	0
Bank fees		100	0
<b>Total Operating Expenses</b>		<b>70,450</b>	<b>0</b>
<b>Contribution to Reserves</b>		<b>57,125</b>	<b>0.00</b>

## 2026 PROPOSED CAPITAL ITEMS

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

## RESERVE FUND

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

## COMMUNITY DEVELOPMENT FUND

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

Reserve items (for tracking purposes)	14,400	0
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		