

Austin Lake Homeowners Association 2025 Income Statement
As of 10-9-25

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	925
	Other	0	270
Total Income	118,325		116,106
Expenses			
Grounds	Landscaping	20,851	18,823
	Pool Maintenance	7,650	7,628
	Lake Maintenance	2,470	2,173
Clubhouse	Maintenance	5,607	2,893
	Electricity	5,250	3,508
	Gas	1,500	607
	Water	4,000	2,338
	Telephone / Internet	1,950	1,776
Community Development Fund		2,500	0
Social		5,500	1,221
Insurance		5,300	6,060
Taxes		350	304
Miscellaneous General & Administrative		2,055	3,252
Bank fees		0	56
Total Operating Expenses	64,983		50,640
Contribution to Reserves	53,342		60,466.40

RESERVE FUND⁸

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	40,000		31,750	(Estimate)
Tennis court resurfacing ¹²	15,000		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	1,500		8,000	(Estimate - c
Tennis court retaining walls maintenance ¹⁷			2,000	(Estimate)
	76,461		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	76,461
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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