

Austin Lake Homeowners' Association

October 7, 2026 Treasurer's Report

Bank account balances as of August 29, 2026

Operating Account \$5,790.81

Reserve Accounts

Business Premium Money Market \$201,170.91

Community Development Fund \$2,500.28

Reserve Fund \$1,000.36

TOTAL **\$210,462.36**

Bank Bal. 8/29/26 \$ 5,790.81

Income

Dues	\$	-
Initiation Fees	\$	-
Document Fees	\$	-
Clubhouse Rental	\$	-
Other Income	\$	25.00
Transfer From Reserves	\$	<u>5,000.00</u>
	\$	5,025.00

Expenses

Landscape Maint.	\$	-
Lake Maint.	\$	-
Clubhouse Main.	\$	219.95
Pool Maint.	\$	1,317.50
Gen. and Adm.	\$	945.00
Tel / Internet	\$	176.85
Power	\$	664.07
Water	\$	543.94
Gas	\$	<u>80.27</u>
Total	\$	3,947.58

Income less Expenses \$ 1,077.42

Transfer to Reserves \$ -

Bank Balance 9/28/26 \$ 6,868.23

Bank account balances as of September 28, 2026

Operating Account \$6,868.23

Reserve Accounts

Business Premium Money Market \$196,258.63

Community Development Fund \$2,500.30

Reserve Fund \$1,000.37

TOTAL **\$206,627.53**

Account Activity

The inflow of funds for the period came from a pool card replacement fee and a transfer of funds from our reserve account.

Expenses for the period include clubhouse and pool maintenance and are within expectations as are those for the cost of utilities. Our General and Administrative expenses were the result of a document review conducted by our legal counsel.

Due to an early cutoff date for this report our monthly expenses for landscaping and lake maintenance are not captured here. Our expenses for those items will reflect in next month's report and they are usual and customary to date.

AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

As of 9/28/26

OPERATING BUDGET			
Income		YTD Actuals	
	Annual Assessment ¹	121,025	121,025
	Initiation Fees ²	3,525	2,350
	Document Fees ³	600	400
	Clubhouse Rental	1,125	525
	Other	1,300	13,320
Total Income		127,575	137,620
Expenses			
Grounds	Landscaping	23,000	12,485
	Pool Maintenance	12,000	9,045
	Lake Maintenance	2,650	1,890
Clubhouse	Maintenance	3,500	2,320
	Electricity	5,500	3,374
	Gas	1,500	856
	Water	3,500	2,890
	Telephone / Internet	2,300	1,819
Community Development Fund		2,500	0
Social		2,000	320
Insurance		7,000	5,941
Taxes		900	896
Miscellaneous General & Administrative		4,000	4,828
Bank fees		100	0
Total Operating Expenses		70,450	46,665
Contribution to Reserves before Transfers		57,125	90,955.53
Transfers from Reserves			5,000
Transfers to Reserves			93,161
Contribution to Reserves			2,794.62

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>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>	<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			\$1,000.29			\$2,500.14	\$172,265.41
1/13/26				\$270.19		\$102,443.37			\$1,000.29			\$2,500.14	
1/30/26							\$0.01		\$1,000.30	\$0.02		\$2,500.16	
2/4/26		\$4,556.80	\$112,280.76	\$4,556.80		\$107,000.17			\$1,000.30			\$2,500.16	\$222,781.39
2/9/26		\$80,000.00	\$32,280.76	\$80,000.00		\$187,000.17			\$1,000.30			\$2,500.16	\$222,781.39
2/10/26			\$31,583.76	\$145.14		\$187,145.31			\$1,000.30			\$2,500.16	\$222,229.53
2/27/26			\$29,139.12			\$187,145.31	\$0.01		\$1,000.31	\$0.02		\$2,500.18	\$219,784.92
3/5/26			\$29,129.12			\$187,145.31			\$1,000.31			\$2,500.18	\$219,774.92
3/13/26				\$275.17		\$187,420.48			\$1,000.31			\$2,500.18	
3/31/26						\$187,420.48	\$0.01		\$1,000.32	\$0.02		\$2,500.20	
4/7/26			\$25,473.80			\$187,420.48			\$1,000.32			\$2,500.20	\$216,394.80
4/14/26				\$213.93		\$187,634.41							
4/30/26							\$0.01		\$1,000.33	\$0.02		\$2,500.22	
5/7/26			\$21,565.29			\$187,634.41			\$1,000.33			\$2,500.22	\$212,700.25
5/29/26							\$0.01		\$1,000.34	\$0.02		\$2,500.24	
5/12/26				\$107.98		\$187,742.39							
6/8/26			\$16,905.95			\$187,742.39			\$1,000.34			\$2,500.24	\$208,148.92
6/11/26				\$102.90		\$187,845.29							
6/30/26							\$0.01		\$1,000.35	\$0.02		\$2,500.26	
7/9/26			\$12,203.63			\$187,845.29			\$1,000.35			\$2,500.26	\$203,549.53
7/15/26				\$87.51		\$187,932.80							
7/31/26		\$13,160.91	\$9,365.19	\$13,160.91		\$201,093.71	\$0.01		\$1,000.36	\$0.02		\$2,500.28	\$213,959.54
8/13/26				\$77.20		\$201,170.91							
8/29/26			\$5,790.81			\$201,170.91			\$1,000.36			\$2,500.28	\$210,462.36
8/31/26						\$201,170.91	\$0.01		\$1,000.37	\$0.02		\$2,500.30	
9/5/26	\$5,000.00				\$5,000.00	\$196,170.91			\$1,000.37			\$2,500.30	
9/14/26				\$87.72		\$196,258.63			\$1,000.37			\$2,500.30	
9/28/26			\$6,868.23			\$196,258.63			\$1,000.37			\$2,500.30	\$206,627.53