

Austin Lake Homeowners' Association

June 9, 2026 Treasurer's Report

Bank account balances as of May 7, 2026

Operating Account	\$21,565.29
<u>Reserve Accounts</u>	
Business Premium Money Market	\$187,634.41
Community Development Fund	\$2,500.22
Reserve Fund	<u>\$1,000.33</u>
TOTAL	\$212,700.25

Bank Bal. 5/7/26 \$ 21,565.29

<u>Income</u>		<u>Expenses</u>	
Dues	\$ 150.00	Landscape Maint.	\$ 868.80
Initiation Fees	\$ -	Lake Maint.	\$ 210.00
Document Fees	\$ -	Clubhouse Main.	\$ 49.95
Clubhouse Rental	\$ 75.00	Gen & Admin.	\$ 29.36
Other Income	\$ 25.00	Pool Maint.	\$ 2,881.25
	<u>\$ 250.00</u>	Tel / Internet	\$ 176.67
		Power	\$ 231.56
		Water	\$ 277.50
		Gas	\$ 81.96
		Social	\$ 102.29
		<u>Total</u>	<u>\$ 4,909.34</u>
		Income less Expenses	\$ (4,659.34)
		Bank Balance 6/8/26	\$ 16,905.95

Bank account balances as of June 8, 2026

Operating Account	\$16,905.95
<u>Reserve Accounts</u>	
Business Premium Money Market	\$187,742.39
Community Development Fund	\$2,500.24
Reserve Fund	<u>\$1,000.34</u>
TOTAL	\$208,148.92

Account Activity

Revenue for the period came from the final payment of 2026 dues from two homeowners as well as clubhouse rental fees and one fee for the replacement of a pool card.

Expenses for the period included the usual landscape, clubhouse, and lake maintenance costs as well as our utility costs. In addition, our pool service notified us of the failure of the pool's salt cell. We paid a 75% deposit toward the total \$2,775.00 cost of replacing this part. The \$800.00 cost of opening the pool for the season is also included in the pool maintenance expense for the month.

General and Administrative expenses included one invoice for ongoing legal expenses. Our Social expense item this month was the cost of the banner placed at our entrance recognizing our graduates. Congratulations to all!

AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

As of 6-8-26

OPERATING BUDGET

Income			YTD Actuals
	Annual Assessment ¹	121,025	119,850
	Initiation Fees ²	3,525	2,350
	Document Fees ³	600	400
	Clubhouse Rental	1,125	375
	Other	1,300	85
Total Income			123,060
Expenses			
Grounds	Landscaping	23,000	7,216
	Pool Maintenance	12,000	3,346
	Lake Maintenance	2,650	1,260
Clubhouse	Maintenance	3,500	1,369
	Electricity	5,500	968
	Gas	1,500	534
	Water	3,500	576
	Telephone/ Internet	2,300	1,289
Community Development Fund		2,500	0
Social		2,000	320
Insurance		7,000	5,941
Taxes		900	896
Miscellaneous General & Administrative		4,000	3,603
Bank fees		100	0
Total Operating Expenses			27,317
Contribution to Reserves before Transfers			95,742.15
Transfers from Reserves			0
Transfers to Reserves			80,000
Contribution to Reserves			15,742.15

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

Operating Account (1965)			Money Market Account (8351)			Total
Date	Deposit	Withdraw	Balance	Deposit	Withdraw	
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
4/14/26				\$213.93		\$187,634.41
5/7/26			\$21,565.29			\$187,634.41
5/12/26				\$107.98		\$187,742.39
6/8/26			\$16,905.95			\$187,742.39
Reserve Account (6859)			Community Development Fund (5807)			Total
Date	Deposit	Withdraw	Balance	Deposit	Withdraw	
1/11/26			\$1,000.29			\$2,500.14
1/13/26			\$1,000.29			\$2,500.14
1/30/26	\$0.01		\$1,000.30	\$0.02		\$2,500.16
2/4/26			\$1,000.30			\$2,500.16
2/9/26			\$1,000.30			\$2,500.16
2/10/26			\$1,000.30			\$2,500.16
2/27/26	\$0.01		\$1,000.31	\$0.02		\$2,500.18
3/5/26			\$1,000.31			\$2,500.18
3/13/26			\$1,000.31			\$2,500.18
3/31/26	\$0.01		\$1,000.32	\$0.02		\$2,500.20
4/7/26			\$1,000.32			\$2,500.20
4/30/26	\$0.01		\$1,000.33	\$0.02		\$2,500.22
5/7/26			\$1,000.33			\$2,500.22
5/29/26	\$ 0.01		\$1,000.34	\$ 0.02		\$2,500.24
6/8/26			\$1,000.34			\$2,500.24