

**Austin Lake Homeowners Association 2025 Income Statement**  
**As of 8/6/25**

OPERATING BUDGET			
Income			YTD Actuals
	Annual Assessment <sup>1</sup>	113,300	112,111
	Initiation Fees <sup>2</sup>	3,300	2,200
	Document Fees <sup>3</sup>	600	400
	Clubhouse Rental	1,125	775
	Other	0	270
<b>Total Income</b>	<b>118,325</b>		<b>115,756</b>
Expenses			
Grounds	Landscaping	20,851	16,765
	Pool Maintenance	7,650	6,001
	Lake Maintenance	2,470	1,773
Clubhouse	Maintenance	5,607	1,661
	Electricity	5,250	2,242
	Gas	1,500	448
	Water	4,000	1,537
	Telephone / Internet	1,950	1,446
Community Development Fund		2,500	0
Social		5,500	945
Insurance		5,300	6,060
Taxes		350	304
Miscellaneous General & Administrative		2,055	3,068
Bank fees		0	20
<b>Total Operating Expenses</b>	<b>64,983</b>		<b>42,270</b>
<b>Contribution to Reserves</b>	<b>53,342</b>		<b>68,485.51</b>

RESERVE FUND <sup>8</sup>			
	Balance -12/20/24 <sup>4</sup>		116,637
Estimated contribution from 2025 operating budget			53,342
<b>1/1/26 Estimated Balance</b>			<b>169,979</b>
2025 Proposed capital items			
Clubhouse rail, etc. safety improvements <sup>5</sup>	7,286	Actual	9,500 (Estimate)
Clubhouse stairs recarpeting <sup>6</sup>			1,050 (Estimate)
Entrance - monument stabilization <sup>7</sup>	400	Actual	4,900 (Estimate)
Entrance - various improvements <sup>8</sup>	12,275	Actual	15,000 (Estimate)
Wood arbor - repair/paint <sup>9</sup>			900 (Estimate)
Lake sediment survey <sup>10</sup>			2,800 (Estimate)
Tennis court lights <sup>11</sup>			31,750 (Estimate)
Tennis court resurfacing <sup>12</sup>			15,000 (Estimate - c
Pool cover replacement <sup>13</sup>			4,500 (Estimate)
Pool filter replacement <sup>14</sup>			2,500 (Estimate)
Attic roof fan replacement <sup>15</sup>			500 (Estimate)
Dam leak <sup>16</sup>			8,000 (Estimate - c
Tennis court retaining walls maintenance <sup>17</sup>			2,000 (Estimate)
	<b>19,961</b>		<b>98,400</b>
COMMUNITY DEVELOPMENT FUND			
	Balance -12/20/24		23,727
Estimated contribution from 2024 operating budget			2,500
<b>1/1/26 Estimated Balance</b>			<b>26,227</b>

Reserve items (for tracking purposes)	98,400	19,961
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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