

Austin Lake Homeowners Association 2025 Income Statement

OPERATING BUDGET			
Income			YTD Actuals
	Annual Assessment ¹	113,300	110,819
	Initiation Fees ²	3,300	0
	Document Fees ³	600	0
	Clubhouse Rental	1,125	150
	Other	0	0
Total Income		118,325	110,969
Expenses			
Grounds	Landscaping	20,851	3,966
	Pool Maintenance	7,650	1,365
	Lake Maintenance	2,470	773
Clubhouse	Maintenance	5,607	534
	Electricity	5,250	536
	Gas	1,500	0
	Water	4,000	400
	Telephone / Internet	1,950	506
Community Development Fund		2,500	0
Social		5,500	0
Insurance		5,300	0
Taxes		350	16
Miscellaneous General & Administrative		2,055	1,842
Bank fees		0	20
Total Operating Expenses		64,983	9,958
Contribution to Reserves		53,342	101,011
Reserve items (for tracking purposes)		98,400	7,686

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

RESERVE FUND			
	Balance -12/20/24 ⁴	116,637	
Estimated contribution from 2025 operating budget		53,342	
1/1/26 Estimated Balance		169,979	(Estimate)
2025 Proposed capital items			
Clubhouse rail, etc. safety improvements ⁵	7,286	Actual	
Clubhouse stairs recarpeting ⁶	1,050	(Estimate)	
Entrance - monument stabilization ⁷	4,900	(Estimate)	
Entrance - various improvements ⁸	400	Actual to date	
Wood arbor - repair/paint ⁹	900	(Estimate)	
Lake sediment survey ¹⁰	2,800	(Estimate)	
Tennis court lights ¹¹	31,750	(Estimate)	
Tennis court resurfacing ¹²	15,000	(Estimate - quote)	
Pool cover replacement ¹³	4,500	(Estimate)	
Pool filter replacement ¹⁴	2,500	(Estimate)	
Attic roof fan replacement ¹⁵	500	(Estimate)	
Dam leak ¹⁶	8,000	(Estimate - quote)	
Tennis court retaining walls maintenance ¹⁷	2,000	(Estimate)	
		81,586	

COMMUNITY DEVELOPMENT FUND			
	Balance -12/20/24	23,727	
Estimated contribution from 2024 operating budget		2,500	
1/1/26 Estimated Balance		26,227	(Estimate)