Austin Lake Homeowners' Association

November 4, 2026 Treasurer's Report

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**

Bank Bal. 9/28/26	$	6,868.23			
Income			Expenses		
Dues	$	-	Landscape Maint.	$	3,377.05
Initiation Fees	$	-	Lake Maint.	$	210.00
Document Fees	$	-	Clubhouse Main.	$	491.23
Clubhouse Rental	$	-	Pool Maint.	$	1,060.00
Other Income	$	147.34	Gen. and Adm.	$	147.34
Transfer from reserves	$	10,000.00	Tel / Internet	$	176.85
	$	10,147.34	Power	$	631.02
			Water	$	326.56
			Gas	$	80.50
			Total	$	6,500.55
			Income less Expenses	$	3,646.79
			Bank Balance 10/30/26	$	10,515.02

Bank account balances as of October 30, 2026

Operating Account	$10,515.02
Reserve Accounts	
Business Premium Money Market	$186,337.38
Community Development Fund	$2,500.32
Reserve Fund	$1,000.38
TOTAL	**$200,353.10**

Account Activity

The inflow of funds for the period came from a bank reimbursement of a fraudulent charge to our debit card and a transfer of funds into our operating account from our money market account. Our debit card has been cancelled and reissued.

Expenses for the period include the usual clubhouse and pool maintenance and are within expectations as are those for the cost of utilities. Our landscaping expenses were the result of an application of new pine straw in the clubhouse and entrance areas as well as the usual cost of monthly maintenance.

AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

As of 10-30-26

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	13,754
	Pool Maintenance	12,000	10,105
	Lake Maintenance	2,650	2,100
Clubhouse	Maintenance	3,500	2,727
	Electricity	5,500	4,344
	Gas	1,500	937
	Water	3,500	3,579
	Telephone / Internet	2,300	2,173
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**	**51,704**
Contribution to Reserves before Transfers		**57,125**	**85,916.92**
Transfers from Reserves			15,000
Transfers to Reserves			93,161
Contribution to Reserves			**7,756.01**

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

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)			Reserve Account (6859)			Community Development Fund (5807)			Total
Date	Deposit	Withdraw	Balance	Deposit	Withdraw	Balance	Deposit	Withdraw	Balance	Deposit	Withdraw	Balance	
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
9/30/26							$0.01		$1,000.38	$0.02		$2,500.32	
10/1/26					$10,000.00	$186,258.63			$1,000.38			$2,500.32	
10/14/26				$78.75		$186,337.38			$1,000.38			$2,500.32	
10/30/26			$10,515.02			$186,337.38			$1,000.38			$2,500.32	$200,353.10

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AUSTIN LAKE HOMEOWNERS ASSOC

Account Overview

SPEND (1)
$8,607.09

OPERATING ACCOUNT *1965
$8,607.09

SAVE (3)
$189,838.08

BUSINESS PREMIUM MONEY MARKET *8351
$186,337.38

COMM. DEV. FUND *5807
$2,500.32

RESERVES *6859
$1,000.38

Edit Account Nicknames

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Operating Account *1965

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AVAILABLE BALANCE	PROJECTED AVAILABLE BALANCE	TOTAL OFFERS	EARNED OFFERS
$8,607.09	$8,607.09	96	$0.00

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Pending Activity

Status	Type	Description	Amount
Pending...		TIGRIS AQUATIC S ONLINE PMT	-$210.00 $8,607.09
Pending...		GIBBS LANDSCAPE ONLINE PMT	-$1,008.75 $8,817.09
Pending...		CITY OF SMYRNA W EFT PMT	-$271.53 $9,825.84
Pending...		CITY OF SMYRNA W EFT PMT	-$417.65 $10,097.37

All pending activity affecting available balance may not be shown.

Posted Activity

Date	Type	Description	Amount
OCT 20		Constellation Online Pmt	-$80.50 $10,515.02
OCT 19		Check #996162	-$85.00 $10,595.52
OCT 15		Check #996160	-$200.00 $10,680.52
OCT 15		Pestban Llc Online Pmt	-$71.28 $10,880.52
OCT 14		Georgia Power Co Gpc	-$631.02 $10,951.80
OCT 13		Sparking Pools L Online Pmt	-$1,060.00 $11,582.82
OCT 13		Doorking Inc Online Pmt	-$49.95 $12,642.82
OCT 6		Check #996150	-$85.00 $12,692.77
OCT 5		Check #996154	-$71.55 $12,777.77
OCT 5		Charter Communications	-$176.85 $12,849.32
OCT 1		**Regulation E Claim Correction**	**$147.34** $13,026.17
OCT 1		**EB From Checking 8351**	**$10,000.00** $12,878.83
SEP 30		Gibbs Landscape Online Pmt	-$1,008.75 $2,878.83
SEP 30		City Of Smyrna W Eft Pmt	-$236.07 $3,887.58
SEP 30		Tigris Aquatic S Online Pmt	-$210.00 $4,123.65
SEP 30		Connor Hanlan Online Pmt	-$120.00 $4,333.65
SEP 30		City Of Smyrna W Eft Pmt	-$90.49 $4,453.65

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