

Austin Lake Homeowners' Association

February 9, 2026 Treasurer's Report

Bank account balances as of January 11, 2026

Operating Account \$66,591.80

Reserve Accounts

Business Premium Money Market \$102,173.18

Community Development Fund \$2,500.14

Reserve Fund \$1,000.29

TOTAL \$172,265.41

Bank Bal. 1/11/26 \$ 66,591.80

Revenue

Dues	\$ 54,273.25
Initiation Fees	\$ -
Document Fees	\$ -
Clubhouse Rental	\$ -
Total	<u>\$ 54,273.25</u>

Expenses

Landscape Maint.	\$ 2,668.80
Lake Maint.	\$ 210.00
Pool Gate Fee	\$ 49.95
Clubhouse Main.	\$ 713.60
Power	\$ 188.17
Water	\$ 74.50
Gas	\$ 122.47
Total	<u>\$ 4,027.49</u>

Bank Balance 2/4/26 \$ 116,837.56

Transfer to Reserves \$ 4,556.80

Post Transfer Bank Balance 2/4/26 \$ 112,280.76

Bank account balances as of February 4, 2026

Operating Account \$112,280.76

Reserve Accounts

Business Premium Money Market \$107,000.17

Community Development Fund \$2,500.16

Reserve Fund \$1,000.30

TOTAL \$222,781.39

Account Activity

Revenue for the period was the result of the continuing collection of 2026 dues from our homeowners.

Expenses for the month included the usual landscaping, clubhouse, and lake maintenance costs as well as monthly utility costs. In addition, an \$1,800.00 expense for tree trimming is included in the landscape costs this month and a \$340.00 expense for locksmith services is included in the clubhouse monthly expense.

The transfer of \$4,556.80 from our Operating Account to our Premium Money Market Account was completed this month to zero out the Operating Account to start 2026.

AUSTIN LAKE HOMEOWNERS' ASSOCIATION 2026 INCOME STATEMENT

As of 2/4/26

OPERATING BUDGET			
Income		YTD Actuals	
	Annual Assessment ¹	121,025	116,473
	Initiation Fees ²	3,525	
	Document Fees ³	600	
	Clubhouse Rental	1,125	75
	Other	1,300	0
Total Income		127,575	116,548
Expenses			
Grounds	Landscaping	23,000	2,669
	Pool Maintenance	12,000	315
	Lake Maintenance	2,650	210
Clubhouse	Maintenance	3,500	764
	Electricity	5,500	365
	Gas	1,500	122
	Water	3,500	75
	Telephone / Internet	2,300	165
Community Development Fund		2,500	0
Social		2,000	0
Insurance		7,000	0
Taxes		900	0
Miscellaneous General & Administrative		4,000	46
Bank fees		100	0
Total Operating Expenses		70,450	4,731
Contribution to Reserves		57,125	111,817.11

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>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	
1/13/26				\$270.19		\$102,443.37	
1/30/26							
2/4/26		\$4,556.80	\$112,280.76	\$4,556.80		\$107,000.17	

<u>Date</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>	
1/11/26			\$1,000.29			\$2,500.14	\$172,265.41
1/13/26							
1/30/26	\$0.01		\$1,000.30	\$0.02		\$2,500.16	
2/4/26			\$1,000.30			\$2,500.16	\$222,781.39