

**Austin Lake Homeowners Association 2025 Proposed Budget**

<b>OPERATING BUDGET</b>		
<b>Income</b>		
	Annual dues <sup>1</sup>	113,300
	Initiation fees <sup>2</sup>	3,300
	Document fees <sup>3</sup>	600
	Clubhouse rental	1,125
	Other	0
<b>Total Income</b>		<b>118,325</b>
<b>Expenses</b>		
Grounds	Landscaping	20,851
	Pool maintenance	7,650
	Lake maintenance	2,470
Clubhouse	Maintenance	5,607
	Electricity	5,250
	Gas	1,500
	Water	4,000
	Telephone / Internet	1,950
	Community Development Fund	2,500
	Social	5,500
	Insurance	5,300
	Taxes	350
	Miscellaneous General & Administrative	2,055
<b>Total Expenses</b>		<b>64,983</b>
<b>Contribution to / (Utilization of) Reserves</b>		<b>53,342</b>

<b>RESERVE FUND</b>		
	Balance - 11/18/24 <sup>4</sup>	78,322
	Estimated contribution from 2024 operating budget	37,338
<b>1/1/25 Estimated Balance</b>		<b>115,660 (Estimate)</b>
<b>2025 Proposed capital items</b>		
	Clubhouse rail, etc. safety improvements <sup>5</sup>	9,500 (Estimate)
	Clubhouse stairs recarpeting <sup>6</sup>	1,050 (Estimate)
	Entrance - monument stabilization <sup>7</sup>	4,900 (Estimate)
	Entrance - various improvements <sup>8</sup>	15,000 (Estimate - quote)
	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 - quote)
	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 - quote)
	Tennis court retaining walls maintenance <sup>17</sup>	2,000 (Estimate)
		<b>98,400</b>

<b>COMMUNITY DEVELOPMENT FUND</b>		
	Balance - 11/18/24	21,227
	Estimated contribution from 2024 operating budget	2,500
<b>1/1/25 Estimated Balance</b>		<b>23,727 (Estimate)</b>

- 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 2025
- 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