

**AUTUMN LAKES ASSOCIATION AND  
AUTUMN LAKES CONDOMINIUM ASSOCIATION**

Operating Plan 2026

The 2026 Budgets were prepared with several premises:

- a) Accounting, maintenance work and special operations are performed within the contract with Community Property Management (CPM), as directed by the Community Association Manager (CAM). The CAM will use the on-site employee, in-house employees, and vendors as agreed upon by the Board. There are also some annual and multi-year contracts already in place
- b) The Autumn Lakes Association is responsible for all commonly held areas (lakes, amenities, and grounds).
- c) The Autumn Lakes Condominium Association is responsible for the exteriors of the condominium buildings (roofs, siding, chimney chases, porches, walkways, driveways) as defined by the governing documents.

**INCOME**

**ALA INCOME**

- **18 houses contribute equally to the ALA HOA Income account.**
- **294 condominiums contribute equally to the ALA HOA account**

<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALA	6310	Assessment Income	Monthly fee for single family home owners
ALA	6311	Assessment Income - Condos	Monthly fee transferred from ALC-Condos
ALA	6340	Late Fee Income	Income from late fees, not budgeted
ALA	6350	Legal Fee Reimbursement	Legal fees paid by owners after Association paid to attorney, not budgeted
ALA	6351	Collection Fee Reimbursement	Collection fees paid by owners after Association paid to CPM or attorney, not budgeted
ALA	6800	Clubhouse Income	Income from Clubhouse rentals
ALS	6910	Interest Income	Interest paid on bank accounts

**ALC INCOME**

- **294 condominiums contribute to the ALC HOA Income account based on percentages determined by the builders.**
- **294 condominiums also contribute to the ALA HOA income account in an amount equal to the ALA fee. This amount is transferred monthly from the ALC HOA account into the ALA HOA account.**

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<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALC	6310	Assessment Income	Monthly Condo portion of fee paid by condo owners
ALC	6311	Assessment Income for ALA	Monthly ALA portion of fee paid by condo owners
ALC	6312	Percentage of ownership adjustment	Amount of Assessment Income not assessed to (or paid by) owners due to rounding and the ownership percentages no longer equaling 100% because of corrections over the years (currently 100-99.823=.177%).
ALC	6340	Late Fees Income	Income from late fees, not budgeted
ALC	6350	Legal Fee Reimbursement	Legal fees paid by owners after Association paid to attorney, not budgeted
ALC	6351	Collection Fee Reimbursement	Collection fees paid by owners after Association paid to CPM or attorney, not budgeted
ALC	6770	Misc Owner Income	Income from collection attorney when account paid by owner directly to collection firm
ALC	6910	Interest Income	Interest paid on bank accounts

**EXPENSES**

<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALC	7005	Allocation to Master – Monthly Fees	Portion of condo fees that is transferred to ALA monthly
ALA ALC	7010	Management Fees	CPM contracted management fees for ALA and ALC
ALA ALC	7140	Accounting & Professional Fees	The use of an attorney is not foreseen, however, some situations may require legal advice, letters or other involvement. Includes tax preparation charges.
ALA ALC	7160	Legal Fees - Collections	The use of an attorney is not foreseen, however, some legal letters or assistance may be needed to collect delinquent owner accounts. Charges should be pass-through to delinquent owners.
ALA ALC	7161	Legal Fees – Amendment	No expenses budgeted for 2026 for updating governing documents for ALA or ALC.
ALA ALC	7165	Reserve Study	No expenses budgeted for 2026.
ALA	7225	Dues & Subscriptions	Includes annual website support and CAI membership for Board members.

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ALA ALC	7280	Office Supplies	Charges for copies, scans of documents, postage and mailings (delinquencies, owner notifications, elections, etc)
ALC	7305	Bank Fees	Fees charged for financial accounts management
ALA ALC	7310	Misc Administration	Miscellaneous services by CPM and FinCEN support for corporate transparency.
ALA	7320	Social Committee	Expenses for association-sponsored social activities
ALA	7540	Newsletter	Expenses for printing and mailing of newsletters
ALA	7710	Electric	Electric service for entrance lights, ATC street light, lake fountains, clubhouse, pool and maintenance garage
ALA	7720	Gas	Gas service for clubhouse heating
ALA ALC	7730	Water	ALA – Water service for clubhouse, irrigation and pool ALC—Water service for condo units
ALA ALC	7740	Sewer	Charges based on prior year Water usage. ALA – Sewer service for clubhouse ALC—Sewer service for condo units
ALA	7750	Trash/Yard Waste Removal	Charge for removal of construction and yard waste not provided by Maryland Heights
ALA	7790	Internet Service	Internet fees for clubhouse and pool area including door/pool gate system and Wi-Fi (phone not connected)
ALC	8310	Roofs	Repairs and maintenance of the condos' roofs and vents
ALA	8340	Building Maintenance	Repairs of association buildings
ALC		General Building Maint	Repairs and maintenance of the condo buildings
ALC	8342	Wood/Siding Repairs & Maint	Repairs of siding and trim wood on the condo buildings
ALA  ALC	8343	Monitored Work Orders	Dedicated contract with CPM for three (3) days per week to have on-site maintenance for specific, regular tasks. Includes maintenance supplies for ALA. Not budgeted for ALC for 2026.
ALA ALC	8344	General Repairs & Maintenance	Repairs like minor electrical, plumbing, fencing around AL. Repairs for the condos for items not part of the buildings, like mailbox posts, drainage, etc.
ALC	8350	Painting - Repairs	Painting that is part of wood/siding repairs on condo buildings
ALC	8355	Retaining Wall Repairs	Repair/replacement of existing condo retaining walls
ALC	8360	Gutter Cleaning	Contracted service to clean gutters and downspouts on all condo buildings two (2) times per year (individual cleanouts by on-site/in-house maintenance as needed)
ALC	8365	Power Washing	Includes power washing of select condo buildings <u>not</u> being painted, new decks being painted, and brick work.
ALC	8370	Concrete	Repair/replace condo concrete driveways and walkways

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<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALC	8390	Brick/Tuck Pointing	Repair/replace bricks or tuck pointing for condo brick work and chimneys
ALA	8400	Pest Control—Non-Termite	Removal of animals damaging lake area
ALC	8400	Pest Control – Non-Termite	Removal of pests or animals from the condo attics or buildings, excludes termite contract treatments, excludes interior damage (home owner’s responsibility)
ALC	8401	Pest Control - Termite	Termite treatments and contracts (Buildings go under perpetual contract if major tie walls were removed, or if termites are found in buildings)
ALA ALC	8410	Maintenance Supplies	Not budgeted for 2026 Supplies needed for repairs
ALA ALC	8610	Lawn Care Contract	Grass cutting is based on twenty-eight (28) cuts per year, edging sidewalks four (4) times per year
ALC	8635	Plant Removal & Replacement	Removal/replacement of dead/damaged Association bushes
ALA	8636	Planting – Entrance and Pool	Annual plantings for the entrance, clubhouse, lake, bulletin board, and pool area
ALC	8645	Leaf Removal	Leaves are cleaned spring/fall in front of condos, curb pickup for houses
ALA ALC	8650	Tree Trimming/Removal	Removal and trimming of trees as needed
ALA ALC	8661	Snow Removal Services Annual Contract	Clubhouse driveway and parking areas will be cleared/ treated if there is a rental scheduled. Driveways, walkways and porches will be cleared/treated when there is about 3” of snow depending on the weather conditions. Maryland Heights plows the streets.
ALA	8670	Irrigation Maintenance	Repairs on the irrigation system at entrance and clubhouse. Part of lawn care contract.
ALA	8671	Irrigation Start Up/Shut Down	Start up, shut down and inspection of irrigation system at entrance and clubhouse. Part of lawn care contract.
ALA	8680	Fountain Repairs/Maint/Lake Treatments	Maintenance services to manage care and repairs of the lakes and fountains
ALA ALC	8800	Miscellaneous Grounds  Landscape Maintenance/ Miscellaneous Grounds	Grounds work and repairs  Landscaping and grounds work for condos
ALA	8910	Pool Operations/ Contract	Opening, closing and five (5) days per week maintenance of the pool
ALA	8913	Security System	Software and equipment maintenance for access passes, doors, gate, AL entrance video cameras
ALA	8920	Pool Supplies	Equipment for the pool and deck as needed (not furniture)
ALA	8930	Pool Repairs & Supplies	Repairs for the pool and pool equipment
ALA	8935	Clubhouse Monitors	Fees paid to clubhouse monitors for rentals
ALA	8936	Pool Permits	St Louis County pool permits
ALA	8937	Clubhouse Supplies	Supplies (cleaning, bathroom, lightbulbs, etc) needed for the clubhouse

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<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALA	8940	Cleaning Service	Cleaning of clubhouse
ALA	8950	Court Repairs	Tennis/pickleball and basketball court repairs, supplies and maintenance
ALA	8970	Clubhouse Repair & Maintenance	Repairs and maintenance including electrical, plumbing, window & carpet cleaning, HVAC (major repairs covered from Reserves)
ALA	8972	Clubhouse/Lobby/Pool Furniture	Maintenance and replacement of the clubhouse and pool furniture
ALA ALC	9010	Insurance – Property, General Liability, Umbrella, Earthquake	Includes fire and extended coverage applicable to real property. Includes comprehensive liability and personal injury.
ALA ALC	9020	Fidelity Insurance	Covers assets lost due to crime.
ALA ALC	9030	D&O Insurance	Includes directors' and officers' liability and bond coverage.
ALA ALC	9070	Income Taxes	Federal and state taxes paid, mostly on vehicles, we pay minimal tax

**RESERVE ACCOUNTS**

<b>Assoc</b>	<b>GL Acct Number</b>	<b>GL Account Title</b>	<b>Description</b>
ALA ALC	9910	Reserves Unallocated	Funds transferred to Reserves each month
ALA ALC	9911	Prior Year's Expense	Invoices from prior year, not received/paid in 2025. Not budgeted
ALC	9925	Reserves - Storm Cleanup	Not planned for 2026
ALC	9930	Reserves – Building Siding Repair	Building repairs on condo buildings planned for painting
ALC	9931	Reserves – Building Painting	Planned expense for painting condo buildings
ALC	9932	Reserves – Structural/ Foundation Repairs	Estimated expense for structural and foundation repairs on condo
ALC	9923	Reserves – Asphalt	Planned expense for condo asphalt driveway replacements/ repairs
ALA	9935	Storm Cleanup Reserve Expense	Not planned for 2026
ALC	9936	Reserves – Termite Control	Not planned for 2026

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ALA	9940	Reserves – Security System	Estimated expense for annual License Plate Reader service for entrance security cameras
ALA	9950	Reserves – Pool Expense	Not planned for 2026
ALA	9955	Reserve – Clubhouse Expense (Flooring)	Estimated expense for replacing clubhouse flooring
ALC	9970	Reserves – New Roofs	Estimated expense for condo roof replacements