

**WALKER LAKE SHORES LANDOWNERS ASSOCIATION
 2022 BUDGET**

INCOME

45000	Investments		
45030	Interest - Savings, Short-Term CD	\$	120.35
Total 45000	- Investments	\$	120.35
46400	Other Types of Income		
46401	Clubhouse Usage fees	\$	600.00
46403	Social Income		
46403a	Program Committee	\$	500.00
46420	Advertisement Sales	\$	300.00
46440	Rental annual administrative fee	\$	1,200.00
46445	Rental annual lease fee	\$	1,000.00
46450	Resale Certificate	\$	4,000.00
46460	Capital Improvement Fees	\$	10,000.00
46480	Court Filing Fees	\$	1,250.00
Total 46400	- Other Types of Income	\$	18,850.00
47200	WLLA Assessment Income		
47230	Lake Assessment Income	\$	128,000.00
144232	Road Assessment Income	\$	101,395.00
	Amenity Access Fee	\$	38,000.00
47235	Membership Income	\$	18,000.00
47250	Finance Charges	\$	4,500.00
Total 47200	- Assessment Income	\$	289,895.00
47236	West Shore Beach Income	\$	3,904.00
47300	Lot Sales		
49900	Uncategorized Income		
	TOTAL INCOME	\$	312,769.35

EXPENSES

62100	Professional Services		
62110	Accounting Fees	\$	6,757.50
62140	Legal Fees	\$	15,000.00
Total 62100	- Professional Services	\$	21,757.50
65000	Operations		
65010	Books, Subscriptions, Reference	\$	475.00
65020	Postage, Mailing Service	\$	1,000.00
65030	Printing and Copying	\$	500.00
65035	Software	\$	600.00
65040	Supplies	\$	300.00
65045	Office	\$	2,300.00
65050	Telephone, Telecommunications	\$	1,407.00
65060	Social		
65060a	Program Committee	\$	1,000.00
Total 65060	- Social	\$	1,000.00
65070	Utilities	\$	5,000.00

**WALKER LAKE SHORES LANDOWNERS ASSOCIATION
 2022 BUDGET**

65075	Trash Removal		
65075a	Clubhouse Beach Trash Removal		\$80.00
65075b	West Shore Beach Trash Removal		\$80.00
65075c	Tennis Court Trash Removal		\$80.00
65075d	Beach & Grounds Trash Removal		\$80.00
65075	Trash Removal - Other		\$560.00
Total 65075 - Trash Removal			<u>\$880.00</u>
65080	Security	\$	500.00
	Security Patrols	\$	20,000.00
65085	Repairs	\$	5,127.50
65090	Bank Service Charges	\$	200.00
65300	Road		
65310	Snow Plowing	\$	35,000.00
65312	Snow Plowing Materials	\$	8,500.00
65321	Road Repair	\$	90,420.00
65350	Culverts & Drainage	\$	5,000.00
65300	Road - Other	\$	3,000.00
Total 65300 - Road			<u>\$ 141,920.00</u>
65390	Equipment		
65400	Lake Expense		
65410	Lake Consultant	\$	16,800.00
65420	Water Testing		
65420a	Clubhouse Beach Water Testing	\$	500.00
65420b	West Shore Beach Water Testing	\$	500.00
Total 65400 Water Testing			<u>\$ 1,000.00</u>
65440	Lake Stocking	\$	-
65450	Misc Lake Expense	\$	-
65430	Drainage		
65480	Dam	\$	76,500.00
65400	Lake Expenses - Other		
Total 65400 - Lake Expense			<u>\$ 94,300.00</u>
65500	Beach & Common Grounds		
65500a	Clubhouse Beach Expenses	\$	3,801.00
65500b	West Shore Beach Expenses	\$	3,249.00
65500c	Tennis Court	\$	750.00
65500	Beach & Grounds - Other	\$	15,541.00
Total 65500 - Beach & Grounds			<u>\$ 23,341.00</u>
65600	Clubhouse Expense	\$	15,400.00
Total 65000 - Operations			<u>\$ 314,250.50</u>
65002	Interest Expense		
	Road Interest	\$	1,200.00
	Capital Improvement Interest		
	Lake Interest		
	Interest Expense - Other		
Total 65002 Interest Expense			<u>\$ 1,200.00</u>
65100	Other Types of Expenses		
65120	Insurance - Liability, D & O	\$	14,500.00

**WALKER LAKE SHORES LANDOWNERS ASSOCIATION
 2022 BUDGET**

65121	State Workers Insurance Fund	\$	877.00
65160	Other Costs	\$	100.00
	Total 65100 - Other Types of Expenses	\$	15,477.00
66000	Payroll Expenses	\$	18,750.00
66100	Payroll Software Subscription	\$	486.56
	Total 6600 - Payroll Expenses		\$19,236.56
70000	Capital Improvement	\$	16,000.00
	TOTAL EXPENSES		\$ 387,921.56
NET INCOME BEFORE INTER-FUND TRANSFERS			\$ (75,152.21)
INTER-FUND TRANSFERS:			
	Draw from Road Reserve	\$	3,739.50
	Contribution to Lake Reserve	\$	(16,819.66)
	Draw from Lake Reserve toward pipe repair		75,000.00
	\$1000/year Reserve contribution for tennis court		(1,000.00)
	contribution to Building Reserve; 70:30 Lake:Member		(4,364.20)
	Draw from Building Reserve \$18.5K for Clubhouse & Office Rooves; 70:30 Lake:Member		18,500.00
	Draw from Capital Improvement Fund toward Phase II Salt Shed Replacement		5,995.00
	LOAN PRINCIPAL PAID	\$	(5,898.43)
	NET INCOME/(LOSS) AFTER INTER-FUND TRANSFERS		\$0.00

ASSESSMENTS	<u>2022</u>
Lake Assessment:	\$325
Amenity Access Fee:	\$100
Road Assessments:	
<1 acre	\$370
1-2.2 acre	\$430
>2.2-3.4acre	\$600
>3.4-4.6 acre	\$600
>4.6-5.8 acre	\$675
>5.8 acre	\$790
Membership Fee:	\$60