

Walker Lake Shores Landowners Association
 LAKE-ROAD-MEMBER: Budget vs Actual as of April 30, 2025

					BUDGET	as of 4-30-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	%					TOTAL	
		INCOME										LAKE	ROAD	MEMBER	W SHORE	CAP IMP		
45000		Investments										43.732%	¹	49.775%	¹	6.493%	¹	100%
	45010		Dividends			\$ 4,064.08	\$ 3,603.85	\$ 383.23	\$ 77.00			as entered from each reserve statement					#VALUE!	
	45030		Interest - Savings, Short-Term CD		\$ 10,250.00	\$ 36.03	\$ 14.03	\$ 5.28			\$ 16.72	as entered from each reserve statement						
	45035		Building Reserve Interest			\$ 16.44	\$ 14.31		\$ 2.13			87.1%		12.9%			100%	
Total 45000 - Investments					\$ 10,250.00	\$ 4,116.55	\$ 3,632.19	\$ 388.51	\$ 79.13		\$ 16.72	4116.55						
46400		Other Types of Income				\$ 1,810.75	\$ 1,576.66		\$ 234.09			87.1%		12.9%				
	46401		Clubhouse Usage fees		\$ 600.00	\$ -	\$ -		\$ -			87.1%	²	12.9%	²		100%	
	46403		Social Income				\$ -	\$ -	\$ -			100.0%					100%	
		46403a	Program Committee		\$ 2,200.00	\$ 23.00			\$ 23.00					100.0%			100%	
	46404		Women's Club Donations		\$ 100.00	\$ -	\$ -	\$ -	\$ -					100.0%			100%	
	46420		Advertisement Sales		\$ 100.00	\$ -	\$ -	\$ -	\$ -			43.7%		49.8%	6.5%			
	46440		Rental annual administrative fee		\$ 1,350.00	\$ 300.00	\$ 131.20	\$ 149.33	\$ 19.48			43.7%		49.8%	6.5%		100%	
	46445		Rental annual lease fee		\$ 1,000.00	\$ 200.00	\$ 87.46	\$ 99.55	\$ 12.99			43.7%		49.8%	6.5%		100%	
	46430		Miscellaneous Revenue			\$ 100.00		\$ 100.00				as entered based on entry details						
	46450		Resale Certificate		\$ 4,200.00	\$ 1,400.00	\$ 612.25	\$ 696.85	\$ 90.90			43.732%		49.775%	6.493%		100%	
	46460		Capital Improvement Fees		\$ 14,600.00	\$ 7,605.00	\$ -	\$ -	\$ -	\$ -	\$ 7,605.00					100%	100%	
	46480		Court Filing Fees		\$ 1,000.00	\$ 815.00	\$ 815.00	\$ -	\$ -			100.0%					100%	
	46490		Returned Check Charges			\$ -	\$ -	\$ -	\$ -			43.7%		49.8%	6.5%			
Total 46400 - Other Types of Income					\$ 25,150.00	\$ 12,253.75	\$ 3,222.57	\$ 1,045.73	\$ 380.45	\$ -	\$ 7,605.00	12253.75						
47200		WLLA Assessment Income																
	47230		Lake Assessment Income		\$ 141,000.00	\$ 104,666.62	\$ 104,666.62	\$ -	\$ -			100.0%					100%	
	47232		Road Assessment Income		\$ 107,000.00	\$ 81,572.86	\$ -	\$ 81,572.86	\$ -				100.0%				100%	
	47233		Amenity Access Fee		\$ 49,300.00	\$ 37,543.70	\$ -	\$ 37,543.70	\$ -				100.0%					
	47235		Membership Income		\$ 19,300.00	\$ 15,537.35	\$ -	\$ -	\$ 15,537.35					100.0%			100%	
	47250		Finance Charges		\$ 12,000.00	\$ 6,228.95	\$ 2,716.76	\$ 3,106.19	\$ 406.00			43.615%		49.867%	6.518%		100%	
	47200		WLLA Assessment Income - Other			\$ -	\$ -	\$ -	\$ -			43.615%		49.867%	6.518%		100%	
Total 47200 - Assessment Income					\$ 328,600.00	\$ 245,549.48	\$ 107,383.38	\$ 122,222.75	\$ 15,943.35			245549.48						
47236		West Shore Beach Income			\$ 12,150.92	\$ 1,812.27	\$ -			\$ 1,812.27					100%		100%	
49900		Uncategorized Income				\$ -	\$ -	\$ -	\$ -			100.000%						
				TOTAL INCOME	\$ 376,150.92	\$ 263,732.05	\$ 114,238.14	\$ 123,656.99	\$ 16,402.93	\$ 1,812.27	\$ 7,621.72	263732.05						
		EXPENSES																
62100		Professional Services																
	62100		Professional Services - Other				\$ -	\$ -	\$ -			100.0%					100%	
	62110		Accounting Fees		\$ 6,500.00	\$ 375.00	\$ 375.00	\$ -	\$ -			100.0%					100%	
	62140		Legal Fees		\$ 15,000.00	\$ 502.20	\$ 502.20	\$ -	\$ -			100.0%					100%	
		62141	Special Counsel									100.0%					100%	
		62142	Legal Expenses		\$ 5,000.00	\$ 2,522.75	\$ 2,522.75					100.0%					100%	
Total 62100 - Professional Services					\$ 26,500.00	\$ 3,399.95	\$ 3,399.95	\$ -	\$ -									
65000		Operations																
	65001		Miscellaneous Expense				\$ -	\$ -	\$ -			87.1%		12.9%			100%	
	65010		Books, Subscriptions, Reference		\$ 410.00	\$ 330.75	\$ 287.99	\$ -	\$ 42.76			87.1%		12.9%			100%	
	65020		Postage, Mailing Service		\$ 1,200.00	\$ 594.63	\$ 594.63	\$ -	\$ -			100.0%					100%	
	65030		Printing and Copying		\$ 500.00	\$ -	\$ -	\$ -	\$ -			87.1%		12.9%				
	65035		Software		\$ 1,510.00	\$ 319.19	\$ 277.93		\$ 41.26			87.1%		12.9%				
	65040		Supplies		\$ 200.00	\$ -	\$ -	\$ -	\$ -			87.1%		12.9%			100%	

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				BUDGET	as of 4-30-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
	65045		Office	\$ 3,400.00	\$ 5,416.31	\$ 4,716.10	\$ -	\$ 700.21			87.1%		12.9%			100%
	65050		Telephone, Telecommunications	\$ 1,300.00	\$ 440.83	\$ 383.84	\$ -	\$ 56.99			87.1%		12.9%			100%
		65060a	Program Committee	\$ 2,200.00	\$ -	\$ -	\$ -	\$ -					100.0%			100%
		65060b	Nominating Committee	\$ 300.00	\$ -	\$ -	\$ -	\$ -								
	Total 65060 - Social			\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
	65070		Utilities	\$ 7,600.00	\$ 3,240.32	\$ 2,821.42	\$ -	\$ 418.90			87.1%		12.9%			100%
	65075		Trash Removal			\$ -	\$ -	\$ -			87.1%		12.9%			100%
		65075a	Clubhouse Beach Trash Removal	\$67.00	\$0.00	\$ -		\$ -			87.1%		12.9%			100%
		65075b	West Shore Beach Trash Removal	\$67.00	\$0.00	\$ -			\$ -		87.0%	3		13.0%	3	100%
		65075c	Tennis Court Trash Removal	\$67.00	\$0.00	\$ -	\$ -	\$ -					100.0%			100%
		65075d	Beach & Grounds Trash Removal	\$67.00	\$0.00	\$ -					100.0%					
		65075	Trash Removal - Other	\$430.00	\$277.65	\$ 241.76	\$ -	\$ 35.89	\$ -	\$ -	87.1%		12.9%			100%
	Total 65075 - Trash Removal			\$698.00	\$277.65	\$ 241.76	\$0.00	\$ 35.89	\$0.00	\$0.00						
	65080		Security	\$ 400.00	\$ 75.00	\$ 65.30	\$ -	\$ 9.70			87.1%		12.9%			100%
			Security Cameras (split among 5 areas)	\$ 45,200.00		\$ -			\$ -		80.0%	4		20.0%	4	
	65085		Repairs (office)	\$ 3,500.00		\$ -	\$ -	\$ -			87.1%		12.9%			100%
	65090		Bank Service Charges			\$ -	\$ -	\$ -			43.7%	49.8%	6.5%			100%
		65090	Bank Service Charges - other	\$ -	\$ -	\$ -	\$ -	\$ -			43.7%	49.8%	6.5%			100%
		65300	Road													
		65310	Snow Plowing	\$ 45,700.00	\$ 29,664.00	\$ -	\$ 29,664.00	\$ -				100.0%				100%
		65312	Snow Plowing Materials	\$ 12,000.00	\$ 14,613.54	\$ -	\$ 14,613.54	\$ -				100.0%				100%
		65321	Road Repair	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -				100.0%				100%
		65350	Culverts & Drainage	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -				100.0%				100%
		65300	Road - Other	\$ 3,000.00	\$ 85.44	\$ -	\$ 85.44	\$ -				100.0%				100%
		Total 65300 - Road		\$ 167,700.00	\$ 44,362.98	\$ -	\$ 44,362.98	\$ -								
	65390		Equipment			\$ -		\$ -			87.1%		12.9%			100%
		65400	Lake Expense													
		65410	Lake Consultant	\$ 17,370.00	\$ 7,443.75	\$ 6,477.03	\$ -	\$ -	\$ 966.72		87.0%			13.0%		100%
		65420	Water Testing			\$ -	\$ -	\$ -								
			65420a Clubhouse Beach Water Testing	\$ 1,100.00	\$ -	\$ -		\$ -			87.1%		12.9%			100%
			65420b West Shore Beach Water Testing	\$ 1,100.00	\$ -	\$ -			\$ -		87.0%			13.0%		100%
		Total 65400 Water Testing		\$ 2,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
		65440	Lake Stocking	\$ 3,000.00	\$ 2,795.75	\$ 2,432.67		\$ -	\$ 363.08		87.0%			13.0%		100%
		65450	Misc Lake Expense	\$ -		\$ -	\$ -	\$ -			100.0%					100%
		65430	Drainage	\$ 3,000.00		\$ -		\$ -	\$ -		87.0%			13.0%		
		65480	Dam	\$ 2,500.00	\$ 1,500.00	\$ 1,305.19		\$ -	\$ 194.81		87.0%			13.0%		100%
		65400	Lake Expenses - Other			\$ -	\$ -	\$ -			100.0%					100%
		Total 65400 - Lake Expense		\$ 28,070.00	\$ 11,739.50	\$ 10,214.89	\$ -	\$ -	\$ 1,524.61							
	65500		Beach & Common Grounds			\$ -	\$ -	\$ -			100.0%					100%
		65500a	Clubhouse Beach Expenses	\$ 3,898.00	\$ 1,560.92	\$ 1,359.13	\$ -	\$ 201.79			87.1%		12.9%			100%
		65500b	West Shore Beach Expenses	\$ 2,015.00	\$ 242.00	\$ 210.57	\$ -	\$ -	\$ 31.43		87.0%			13.0%		100%
		65500c	Tennis Court	\$ 8,889.00				\$ -					100.0%			100%
		65500	Beach & Grounds - Other	\$ 6,342.00	\$ 537.32	\$ 537.32	\$ -				100.0%					100%
		Total 65500 - Beach & Grounds		\$ 21,144.00	\$ 2,340.24	\$ 2,107.02	\$ -	\$ 201.79	\$ 31.43	\$ -						
	65600		Clubhouse Expense	\$ 33,589.00	\$ 4,810.76	\$ 4,188.84	\$ -	\$ 621.92			87.1%		12.9%			100%
			Clubhouse flooring replacement	\$ 10,000.00		\$ -		\$ -			87.1%		12.9%			
Total 65000 - Operations				\$ 328,921.00	\$ 73,948.16	\$ 25,899.72	\$ 44,362.98	\$ 2,129.42	\$ 1,556.04	\$ -	73948.16					
65002		Interest Expense														
65100		Other Types of Expenses														

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					BUDGET	as of 4-30-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL	
		60300	Taxes		\$ 5,871.00	\$ 2,911.00	\$ 2,578.97	\$ 275.85	\$ 56.18			88.6%	9.5%	1.9%				
		65120	Insurance - Liability, D & O		\$ 17,000.00	\$ 4,355.00		\$ -	\$ 4,355.00			all other premium		D&O + Group Accident + (13.0% Clubhouse beach & clubhouse)	W Shore Beach + Dam + Lake premiums (60/462)		100%	
		65121	State Workers Insurance Fund		\$ 2,200.00	\$ -	\$ -	\$ -	\$ -			87.1%		12.9%			100%	
		65160	Other Costs		\$ 100.00	\$ -	\$ -	\$ -	\$ -			87.1%		12.9%			100%	
		65100	Other Types of Expenses - Other				\$ -	\$ -	\$ -			87.1%		12.9%			100%	
		Total 65100 - Other Types of Expenses			\$ 25,171.00	\$ 7,266.00	\$ 2,578.97	\$ 275.85	\$ 4,411.18	\$ -								
66000		Payroll Expenses			\$ 23,500.00	\$ 8,477.63	\$ 7,381.66	\$ -	\$ 1,095.97			87.1%		12.9%			100%	
	66100	Payroll Software Subscription					\$ -	\$ -	\$ -			87.1%		12.9%			100%	
Total 6600 - Payroll Expenses					\$23,500.00	\$8,477.63	\$ 7,381.66	\$ -	\$ 1,095.97			87.1%		12.9%			100%	
68300		Travel and Meetings					\$ -		\$ -			87.1%		12.9%				
	68310	Conference, Convention, Meeting					\$ -		\$ -			87.1%		12.9%				
70000		Capital Improvement			\$ 35,000.00		\$ -	\$ -	\$ -		\$ -					100%	100%	
				TOTAL EXPENSES	\$ 439,092.00	\$ 93,091.74	\$ 39,260.30	\$ 44,638.83	\$ 7,636.57	\$ 1,556.04	\$ -	93091.74						
				NET INCOME BEFORE INTER-FUND TRANSFER	\$ (62,941.08)	\$ 170,640.31	\$ 74,977.84	\$ 79,018.16	\$ 8,766.36	\$ 256.23	\$ 7,621.72	170640.31						
INTER-FUND TRANSFERS:			2024 GENERAL FUND ALLOCATION, CARRY OVER TO 2025:															
				Security camera improvement project	22,600.00							80.0%			20%			
		Clubhouse flooring(\$10K total: \$6K from Reserve, \$4K from General Checking)			4,000.00							88.0%		12.0%				
		Tennis Court repair(\$6950 total: \$5K from Reserve, \$1950 from General Checking)			1,950.00									100.0%				
				Road, carry over based on estimations to year end 2024	20,295.98								100.0%					
				MP Pro Rata Share, 2024 deficit carry over	(3,939.54)													
		2025 RESERVE CONTRIBUTIONS & DRAWS:																
				Contribution to Lake Reserve	(11,835.66)													
				Contribution to Tennis Reserve)	(1,000.00)													
				contribution to Building Reserve; 88:12 Lake:Member	(10,185.75)							88.0%		12.0%				
		Draw from Building Reserve \$9K flooring; \$10K ADA; \$20K parking lot; 88:12 Lake:Member			39,000.00							88.0%		12.0%				
				Contribution to Road Reserve	(18,313.94)													
				Capital Improvement withdrawn from CapImp Fund	20,370.00													
				NET INCOME / (LOSS)	\$0.01	\$170,640.31	\$74,977.84	\$79,018.16	\$8,766.36	\$256.23	\$7,621.72	170640.31						
		KEY:																
		1 Total of each assessment type divided by total assessment income																
		2 Admin/overhead is calculated as a % of income Lake:Member																
		3 MP share is calculated as MP property owners/WI., PAIS and MP property owners (60/462)																
		4 Security Cameras (split among 5 areas, ie: W. Shore = 1/5)																
		5 Catch up contributions for 2020, '21, '22, and '23 for \$5000 tennis court maintenance in spring '25 ('24 contribution to be made Jan '25)																
		6 \$3,295 Estimated 2024 taxes (from Anne Weaver based on our 2024 Projections to year end.																
		(\$724) Estimated tax payments paid out in 2024																
		\$2,571 Estimated taxes still due at filing for 2024																
		\$3,300 We should expect that Anne will create estimated tax payments for us for 2025																
		\$5,871 is really what should be budgeted for taxes that will be incurred in fiscal year 2025																
Interest income drives the taxable income. Taxes are distributed across the silos of L-R-M as a % of total interest income. Cap Imp interest is excluded due to restrictions on usage of those dollars.																		