

Walker Lake Shores Landowners Association
 LAKE-ROAD-MEMBER: Budget vs Actual as of February 28, 2025

					BUDGET	as of 2-28-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	%					TOTAL
												LAKE	ROAD	MEMBER	W SHORE	CAP IMP	
		INCOME															
45000		Investments										44.011%	¹	49.622%	¹	6.367%	¹
	45010		Dividends			\$ 1,991.71	\$ 1,776.83	\$ 178.93	\$ 35.95			as entered from each reserve statement					#VALUE!
	45030		Interest - Savings, Short-Term CD		\$ 10,250.00	\$ 16.57	\$ 5.97	\$ 2.74			\$ 7.86	as entered from each reserve statement					
	45035		Building Reserve Interest			\$ 6.61	\$ 5.77		\$ 0.84			87.4%			12.6%		100%
Total 45000 - Investments					\$ 10,250.00	\$ 2,014.89	\$ 1,788.57	\$ 181.67	\$ 36.79		\$ 7.86	2014.89					
46400		Other Types of Income					\$ -		\$ -			87.4%			12.6%		
	46401		Clubhouse Usage fees		\$ 600.00	\$ -	\$ -		\$ -			87.4%	²		12.6%	²	100%
	46403		Social Income				\$ -	\$ -	\$ -			100.0%					100%
		46403a	Program Committee		\$ 2,200.00	\$ -			\$ -						100.0%		100%
	46404		Women's Club Donations		\$ 100.00	\$ -	\$ -	\$ -	\$ -						100.0%		100%
	46420		Advertisement Sales		\$ 100.00	\$ -	\$ -	\$ -	\$ -			44.0%		49.6%	6.4%		
	46440		Rental annual administrative fee		\$ 1,350.00	\$ -	\$ -	\$ -	\$ -			44.0%		49.6%	6.4%		100%
	46445		Rental annual lease fee		\$ 1,000.00	\$ -	\$ -	\$ -	\$ -			44.0%		49.6%	6.4%		100%
	46430		Miscellaneous Revenue			\$ 100.00		\$ 100.00				as entered based on entry details					
	46450		Resale Certificate		\$ 4,200.00	\$ 800.00	\$ 352.09	\$ 396.98	\$ 50.94			44.011%		49.622%	6.367%		100%
	46460		Capital Improvement Fees		\$ 14,600.00	\$ 3,067.42	\$ -	\$ -	\$ -	\$ -	\$ 3,067.42					100%	100%
	46480		Court Filing Fees		\$ 1,000.00	\$ 201.75	\$ 201.75	\$ -	\$ -			100.0%					100%
	46490		Returned Check Charges			\$ -	\$ -	\$ -	\$ -			44.0%		49.6%	6.4%		
Total 46400 - Other Types of Income					\$ 25,150.00	\$ 4,169.17	\$ 553.84	\$ 496.98	\$ 50.94	\$ -	\$ 3,067.42	4169.17					
47200		WLLA Assessment Income															
	47230		Lake Assessment Income		\$ 141,000.00	\$ 39,943.99	\$ 39,943.99	\$ -	\$ -			100.0%					100%
	47232		Road Assessment Income		\$ 107,000.00	\$ 30,916.32	\$ -	\$ 30,916.32	\$ -					100.0%			100%
	47233		Amenity Access Fee		\$ 49,300.00	\$ 14,111.10	\$ -	\$ 14,111.10	\$ -					100.0%			
	47235		Membership Income		\$ 19,300.00	\$ 5,784.10	\$ -	\$ -	\$ 5,784.10						100.0%		100%
	47250		Finance Charges		\$ 12,000.00	\$ 2,747.48	\$ 1,207.46	\$ 1,370.53	\$ 169.49			43.948%		49.883%	6.169%		100%
	47200		WLLA Assessment Income - Other			\$ -	\$ -	\$ -	\$ -			43.948%		49.883%	6.169%		100%
Total 47200 - Assessment Income					\$ 328,600.00	\$ 93,502.99	\$ 41,151.45	\$ 46,397.95	\$ 5,953.59			93502.99					
47236		West Shore Beach Income			\$ 12,150.92	\$ 636.00	\$ -			\$ 636.00					100%		100%
49900		Uncategorized Income				\$ -	\$ -	\$ -	\$ -			100.000%					
				TOTAL INCOME	\$ 376,150.92	\$ 100,323.05	\$ 43,493.86	\$ 47,076.59	\$ 6,041.32	\$ 636.00	\$ 3,075.28	100323.05					
		EXPENSES															
62100		Professional Services															
	62100		Professional Services - Other				\$ -	\$ -	\$ -			100.0%					100%
	62110		Accounting Fees		\$ 6,500.00	\$ -	\$ -	\$ -	\$ -			100.0%					100%
	62140		Legal Fees		\$ 15,000.00	\$ 107.50	\$ 107.50	\$ -	\$ -			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	\$ 2,630.25	\$ 2,630.25	\$ -	\$ -								
65000		Operations															
	65001		Miscellaneous Expense				\$ -	\$ -	\$ -			87.4%			12.6%		100%
	65010		Books, Subscriptions, Reference		\$ 410.00	\$ 326.00	\$ 284.80	\$ -	\$ 41.20			87.4%			12.6%		100%
	65020		Postage, Mailing Service		\$ 1,200.00	\$ 116.48	\$ 116.48	\$ -	\$ -			100.0%					100%
	65030		Printing and Copying		\$ 500.00	\$ -	\$ -	\$ -	\$ -			87.4%			12.6%		
	65035		Software		\$ 1,510.00	\$ 192.00	\$ 167.73		\$ 24.27			87.4%			12.6%		
	65040		Supplies		\$ 200.00	\$ -	\$ -	\$ -	\$ -			87.4%			12.6%		100%

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				BUDGET	as of 2-28-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
	65045		Office	\$ 3,400.00	\$ 4,891.07	\$ 4,272.89	\$ -	\$ 618.18			87.4%		12.6%			100%
	65050		Telephone, Telecommunications	\$ 1,300.00	\$ 220.38	\$ 192.53	\$ -	\$ 27.85			87.4%		12.6%			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	\$ 1,746.68	\$ 1,525.92	\$ -	\$ 220.76			87.4%		12.6%			100%
	65075		Trash Removal			\$ -	\$ -	\$ -			87.4%		12.6%			100%
		65075a	Clubhouse Beach Trash Removal	\$67.00	\$0.00	\$ -		\$ -			87.4%		12.6%			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	\$55.53	\$ 48.51	\$ -	\$ 7.02	\$ -	\$ -	87.4%		12.6%			100%
	Total 65075 - Trash Removal			\$698.00	\$55.53	\$ 48.51	\$0.00	\$ 7.02	\$0.00	\$0.00						
	65080		Security	\$ 400.00	\$ 75.00	\$ 65.52	\$ -	\$ 9.48			87.4%		12.6%			100%
			Security Cameras (split among 5 areas)	\$ 45,200.00		\$ -			\$ -		80.0%	4		20.0%	4	
	65085		Repairs (office)	\$ 3,500.00		\$ -	\$ -	\$ -			87.4%		12.6%			100%
	65090		Bank Service Charges			\$ -	\$ -	\$ -			44.0%	49.6%	6.4%			100%
		65090	Bank Service Charges - other	\$ -	\$ -	\$ -	\$ -	\$ -			44.0%	49.6%	6.4%			100%
		65300	Road													
		65310	Snow Plowing	\$ 45,700.00	\$ 14,832.00	\$ -	\$ 14,832.00	\$ -				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	\$ 29,530.98	\$ -	\$ 29,530.98	\$ -								
	65390		Equipment			\$ -		\$ -			87.4%		12.6%			100%
		65400	Lake Expense													
		65410	Lake Consultant	\$ 17,370.00	\$ -	\$ -	\$ -	\$ -	\$ -		87.0%			13.0%		100%
		65420	Water Testing			\$ -	\$ -	\$ -								
			65420a Clubhouse Beach Water Testing	\$ 1,100.00	\$ -	\$ -		\$ -			87.4%		12.6%			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		\$ -		\$ -	\$ -		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		\$ -		\$ -	\$ -		87.0%			13.0%		100%
		65400	Lake Expenses - Other			\$ -	\$ -	\$ -			100.0%					100%
		Total 65400 - Lake Expense		\$ 28,070.00	\$ -	\$ -	\$ -	\$ -	\$ -							
	65500		Beach & Common Grounds			\$ -	\$ -	\$ -			100.0%					100%
		65500a	Clubhouse Beach Expenses	\$ 3,898.00	\$ 1,560.92	\$ 1,363.64	\$ -	\$ 197.28			87.4%		12.6%			100%
		65500b	West Shore Beach Expenses	\$ 2,015.00	\$ 211.62	\$ 184.14	\$ -	\$ -	\$ 27.48		87.0%			13.0%		100%
		65500c	Tennis Court	\$ 8,889.00				\$ -					100.0%			100%
		65500	Beach & Grounds - Other	\$ 6,342.00	\$ 516.13	\$ 516.13	\$ -				100.0%					100%
		Total 65500 - Beach & Grounds		\$ 21,144.00	\$ 2,288.67	\$ 2,063.90	\$ -	\$ 197.28	\$ 27.48	\$ -						
	65600		Clubhouse Expense	\$ 33,589.00	\$ 4,800.00	\$ 4,193.33	\$ -	\$ 606.67			87.4%		12.6%			100%
			Clubhouse flooring replacement	\$ 10,000.00		\$ -		\$ -			87.4%		12.6%			
Total 65000 - Operations				\$ 328,921.00	\$ 44,242.79	\$ 12,931.61	\$ 29,530.98	\$ 1,752.72	\$ 27.48	\$ -	44242.79					
65002	Interest Expense															
65100	Other Types of Expenses															

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					BUDGET	as of 2-28-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
		60300	Taxes		\$ 5,871.00		\$ -	\$ -	\$ -			89.1%	9.1%	1.8%			
		65120	Insurance - Liability, D & O		\$ 17,000.00	\$ 350.00	\$ (4,544.44)	\$ -	\$ 4,557.09	\$ 337.34		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	\$ -	\$ -	\$ -	\$ -			87.4%		12.6%			100%
		65160	Other Costs		\$ 100.00	\$ -	\$ -	\$ -	\$ -			87.4%		12.6%			100%
		65100	Other Types of Expenses - Other				\$ -	\$ -	\$ -			87.4%		12.6%			100%
		Total 65100 - Other Types of Expenses			\$ 25,171.00	\$ 350.00	\$ (4,544.44)	\$ -	\$ 4,557.09	\$ 337.34							
66000		Payroll Expenses			\$ 23,500.00	\$ 3,527.50	\$ 3,081.66	\$ -	\$ 445.84			87.4%		12.6%			100%
	66100	Payroll Software Subscription					\$ -	\$ -	\$ -			87.4%		12.6%			100%
Total 6600 - Payroll Expenses					\$23,500.00	\$3,527.50	\$ 3,081.66	\$ -	\$ 445.84			87.4%		12.6%			100%
68300		Travel and Meetings					\$ -		\$ -			87.4%		12.6%			
	68310	Conference, Convention, Meeting					\$ -		\$ -			87.4%		12.6%			
70000		Capital Improvement			\$ 35,000.00		\$ -	\$ -	\$ -		\$ -					100%	100%
				TOTAL EXPENSES	\$ 439,092.00	\$ 50,750.54	\$ 14,099.08	\$ 29,530.98	\$ 6,755.65	\$ 364.83	\$ -	50750.54					
				NET INCOME BEFORE INTER-FUND TRANSFER	\$ (62,941.08)	\$ 49,572.51	\$ 29,394.78	\$ 17,545.61	\$ (714.34)	\$ 271.17	\$ 3,075.28	49572.51					
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	\$49,572.51	\$29,394.78	\$17,545.61	-\$714.34	\$271.17	\$3,075.28	49572.51					
			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/WL, PALS 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.																	