Provided to the BOD at its Oct 17, 2026 BOD Meeting

Walker Lake Shores Landowners Association
LAKE-ROAD-MEMBER: Budget vs Actual as of September 30, 2026

				BUDGET	as of 9-30-2026	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	% LAKE	% ROAD	% MEMBER	% W SHORE	% CAP IMP	% TOTAL
		INCOME														
45000		Investments									43.7860% [1]	51.1107% [1]	5.1033% [1]			100%
	45010		Dividends	$ 11,000.00	$ 9,190.28	$ 7,898.47	$ 788.47	$ 503.34			as entered from each reserve statement					
	45030		Interest - Savings, Short-Term CD	$ 150.00	$ 113.74	$ 36.89	$ 13.69			$ 63.16	as entered from each reserve statement					
	45035		Building Reserve Interest	$ 50.00	$ 68.79	$ 61.61		$ 7.18			*89.6%*		*10.4%*			100%
Total 45000 - Investments				$ 11,200.00	$ 9,372.81	$ 7,996.97	$ 802.16	$ 510.52		$ 63.16	9372.81					
46400		Other Types of Income		$ 3,000.00	$ 1,042.60	*$ 933.77*		*$ 108.83*			*89.6%*		*10.4%*			
	46401		*Clubhouse Usage fees*	*$ 900.00*	*$ 1,664.00*	*$ 1,490.30*		*$ 173.70*			*89.6%* [2]		*10.4%* [2]			100%
	46403		Social Income			$ -	$ -	$ -			100.0%					100%
		46403a	Program Committee	$ 2,200.00	$ 165.00			$ 165.00					100.0%			100%
	46404		Women's Club Donations	$ 75.00	$ 100.00	$ -	$ -	$ 100.00					100.0%			100%
	46420		Advertisement Sales	$ 100.00	$ -	$ -	$ -	$ -			43.8%	51.1%	5.1%			
	46440		Rental annual administrative fee	$ 1,350.00	$ 900.00	$ 394.07	$ 460.00	$ 45.93			43.8%	51.1%	5.1%			100%
	46445		Rental annual lease fee	$ 1,000.00	$ 500.00	$ 218.93	$ 255.55	$ 25.52			43.8%	51.1%	5.1%			100%
	46430		Miscellaneous Revenue		$ 300.86		$ 300.86				as entered based on entry details					
	46450		Resale Certificate	$ 5,400.00	$ 4,200.00	$ 1,839.01	$ 2,146.65	$ 214.34			43.7860%	51.111%	5.103%			100%
	46460		Capital Improvement Fees	$ 22,000.00	$ 21,568.36	$ -	$ -	$ -	$ -	$ 21,568.36					100%	100%
	46480		Court Filing Fees	$ 1,000.00	$ 383.17	$ 383.17	$ -	$ -			100.0%					100%
	46490		Returned Check Charges		$ 8.94	$ 3.91	$ 4.57	$ 0.46			43.786%	51.1%	5.1%			
Total 46400 - Other Types of Income				$ 37,025.00	$ 30,832.93	$ 5,263.17	$ 3,167.63	$ 833.77	$ -	$ 21,568.36	30832.93					
47200		WLLA Assessment Income														
	47230		Lake Assessment Income	$ 143,350.00	$ 132,364.40	$ 132,364.40	$ -	$ -			100.0%					100%
	47231		Assessment Income (Spongy Moth Suppression)		$ 476.72	$ 476.72					100.0%					
	47232		Road Assessment Income	$ 110,800.00	$ 107,039.22	$ -	$ 107,039.22	$ -				100.0%				100%
	47233		Amenity Access Fee	$ 50,250.00	$ 48,051.65	$ -	$ 48,051.65	$ -				100.0%				
	47235		Membership Income	$ 19,600.00	$ 15,462.41	$ -	$ -	$ 15,462.41					100.0%			100%
	47250		Finance Charges	$ 12,000.00	$ 18,484.51	$ 8,096.22	$ 9,427.10	$ 961.19			43.8%	51.0%	5.2%			100%
	47200		WLLA Assessment Income - Other		$ 3,026.77	$ 1,325.73	$ 1,543.65	$ 157.39			43.8%	51.0%	5.2%			100%
Total 47200 - Assessment Income				$ 336,000.00	$ 324,905.68	$ 142,263.06	$ 166,061.62	$ 16,581.00			324905.68					
47236		West Shore Beach Income		$ 4,679.26 [3]	$ 2,116.98	$ -			$ 2,116.98					100%		100%
49900		Uncategorized Income				$ -	$ -	$ -			100.000%					
			TOTAL INCOME	$ 388,904.26	$ 367,228.40	$ 155,523.20	$ 170,031.41	$ 17,925.29	$ 2,116.98	$ 21,631.52	367228.40					
		EXPENSES														
62100		Professional Services														
	62100		Professional Services - Other ***(title search)***		$ 500.00	$ 500.00	$ -	$ -			100.0%					100%
	62110		Accounting Fees	$ 7,500.00	$ 8,875.00	$ 8,875.00	$ -	$ -			100.0%					100%
	62140		Legal Fees	$ 12,000.00	$ 4,499.62	$ 4,499.62	$ -	$ -			100.0%					100%
		62141	Special Counsel								100.0%					100%
		62142	Legal Expenses	$ 5,000.00	$ 6,734.25	$ 6,734.25					100.0%					100%
Total 62100 - Professional Services				$ 24,500.00	$ 20,608.87	$ 20,608.87	$ -	$ -								
65000		Operations														
	65001		Miscellaneous Expense: Community Development Study	$ 10,000.00 [4]	$ 11,098.25	$ 11,098.25	$ -	$ -			100.0%					100%
	65010		*Books, Subscriptions, Reference*	*$ 420.00*	*$ 95.00*	*$ 85.08*	*$ -*	*$ 9.92*			*89.6%*		*10.4%*			100%

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Walker Lake Shores Landowners Association

LAKE-ROAD-MEMBER: Budget vs Actual as of September 30, 2026

				BUDGET	as of 9-30-2026	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
65020		Postage, Mailing Service		$ 1,800.00	$ 1,470.79	$ 1,470.79	$ -	$ -			100.0%					100%
65030		*Printing and Copying*		*$ 500.00*	*$ -*	*$ -*	*$ -*	*$ -*			*89.6%*		*10.4%*			
65035		*Software*		*$ 2,400.00*	*$ 1,491.63*	*$ 1,335.93*	*$ -*	*$ 155.70*			*89.6%*		*10.4%*			
65040		*Supplies*		*$ 200.00*	*$ 35.11*	*$ 31.45*	*$ -*	*$ 3.66*			*89.6%*		*10.4%*			100%
65045		*Office*		*$ 3,400.00*	*$ 1,551.68*	*$ 1,389.71*	*$ -*	*$ 161.97*			*89.6%*		*10.4%*			100%
65050		*Telephone, Telecommunications*		*$ 1,450.00*	*$ 992.92*	*$ 889.27*	*$ -*	*$ 103.65*			*89.6%*		*10.4%*			100%
	65060a	Program Committee		$ 2,200.00	$ 709.23	$ -	$ -	$ 709.23					100.0%			100%
	65060b	*Nominating Committee*		$ 300.00	$ -	$ -	$ -	$ -								
Total 65060 - Social				$ 2,500.00	$ 709.23	$ -	$ -	$ 709.23	$ -	$ -						
65070		*Utilities*		*$ 7,600.00*	*$ 3,538.43*	*$ 3,169.07*	*$ -*	*$ 369.36*			*89.6%*		*10.4%*			100%
65075		Trash Removal				$ -	$ -	$ -			89.6%		10.4%			100%
	65075a	*Clubhouse Beach Trash Removal*		*$84.00*	*$105.55*	*$ 94.53*		*$ 11.02*			*89.6%*		*10.4%*			100%
	65075b	West Shore Beach Trash Removal		$84.00	$105.55	$ 91.84			$ 13.71		87.0% [3]			13.0% [3]		100%
	65075c	Tennis Court Trash Removal		$84.00	$105.55	$ -	$ -	$ 105.55					100.0%			100%
	65075d	Beach & Grounds Trash Removal		$84.00	$105.55	$ 105.55					100.0%					
	65075	*Trash Removal - Other*		*$400.00*	*$239.03*	*$ 214.08*	*$ -*	*$ 24.95*	*$ -*	*$ -*	*89.6%*		*10.4%*			100%
Total 65075 - Trash Removal				$736.00	$661.23	$ 506.00	$0.00	$ 141.52	$13.71	$0.00						
65080		*Security*		*$ 5,000.00*	*$ 1,500.98*	*$ 1,344.30*	*$ -*	*$ 156.68*			*89.6%*		*10.4%*			100%
		Security Cameras (split among 5 areas)				*$ -*			*$ -*		*80.0%* [5]			*20.0%* [4]		
65085		*Repairs (office)*		*$ 3,750.00*		*$ -*	*$ -*	*$ -*			*89.6%*		*10.4%*			100%
65090		Bank Service Charges				$ -	$ -	$ -			43.8%	51.1%	5.1%			100%
	65091	Merchant Account Fees			$ 90.00	*$ 39.41*	*$ 46.00*	*$ 4.59*			43.8%	51.1%	5.1%			
	65300	Road														
		65310	Snow Plowing	$ 39,270.00	$ 25,332.00	$ -	$ 25,332.00	$ -				100.0%				100%
		65312	Snow Plowing Materials	$ 12,300.00	$ 6,384.56	$ -	$ 6,384.56	$ -				100.0%				100%
		65321	Road Repair	$ 105,950.00	$ 117,298.00	$ -	$ 117,298.00	$ -				100.0%				100%
		65350	Culverts & Drainage	$ 6,000.00	$ -	$ -	$ -	$ -				100.0%				100%
		65300	Road - Other	$ 3,000.00	$ 575.28	$ -	$ 575.28	$ -				100.0%				100%
	Total 65300 - Road			$ 166,520.00	$ 149,589.84	$ -	$ 149,589.84	$ -								
65390		Equipment				$ -		$ -			*89.6%*		*10.4%*			100%
	65400	Lake Expense														
		65410	Lake Consultant	$ 18,570.00	$ 19,755.00	$ 17,189.42	$ -	$ -	$ 2,565.58		87.0%			13.0%		100%
		65420	Water Testing		$ 42.58	$ 42.58	$ -	$ -			100.0%					
			65420a Clubhouse Beach Water Testing	*$ 1,200.00*	*$ 1,107.50*	*$ 991.89*		*$ 115.61*			*89.6%*		*10.4%*			100%
			65420b West Shore Beach Water Testing	$ 1,200.00	$ 1,107.50	$ 963.67			$ 143.83		87.0%			13.0%		100%
	Total 65400 Water Testing			$ 2,400.00	$ 2,257.58	$ 1,998.14	$ -	$ 115.61	$ 143.83	$ -						
		65440	Lake Stocking			$ -		$ -	$ -		87.0%			13.0%		100%
		65450	Misc Lake Expense (fish habitat)	$ 3,500.00	$ 2,922.68	$ 2,922.68	$ -	$ -			100.0%					100%
		65430	Drainage			$ -		$ -	$ -		87.0%			13.0%		
		65480	Dam	$ 2,650.00	$ 35,962.53	$ 31,292.07		$ -	$ 4,670.46		87.0%			13.0%		100%
		65400	Lake Expenses - Other			$ -	$ -	$ -			100.0%					100%
	Total 65400 - Lake Expense			$ 27,120.00	$ 60,897.79	$ 53,402.31	$ -	$ 115.61	$ 7,379.87							
65500		Beach & Common Grounds				$ -	$ -	$ -			100.0%					100%
		65500a	*Clubhouse Beach Expenses*	*$ 3,000.00*	*$ 3,682.23*	*$ 3,297.86*	*$ -*	*$ 384.37*			*89.6%*		*10.4%*			100%
		65500b	West Shore Beach Expenses	$ 11,500.00	$ 2,269.41	$ 1,883.53		$ -	$ 385.88		87.0%	excluding tags: MP tags 100% MP		13.0%		100%
		65500c	Tennis Court	$ 50.00 [6]	$ 8,250.00			$ 8,250.00					100.0%			100%

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LAKE-ROAD-MEMBER: Budget vs Actual as of September 30, 2026

					BUDGET		as of 9-30-2026	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
			65500	Beach & Grounds - Other	$ 6,342.00		$ 1,401.25	$ 1,401.25	$ -				100.0%					100%
			Total 65500 - Beach & Grounds		$ 20,892.00		$ 15,602.89	$ 6,582.64	$ -	$ 8,634.37	$ 385.88	$ -						
	65600		*Clubhouse Expense*		*$ 2,500.00*		*$ 2,785.55*	*$ 2,494.78*	*$ -*	*$ 290.77*			*89.6%*		*10.4%*			100%
				Clubhouse flooring replacement	$ 10,000.00			$ -		$ -			*89.6%*		*10.4%*			
Total 65000 - Operations					$ 266,788.00		$ 252,111.32	$ 83,838.98	$ 149,635.84	$ 10,857.04	$ 7,779.47	$ -	252111.32					
65002		Interest Expense					$ 0.05	$ 0.05										
65100		Other Types of Expenses																
		60300	Taxes		$ 4,500.00	[7]	$ 135.00	$ 115.96	$ 11.63	$ 7.40			85.9%	8.6%	5.5%			
		65120	Insurance - Liability, D & O		$ 19,800.00		$ 21,116.00	$ 16,355.97	$ -	$ 4,507.27	$ 252.76		all other premium		D&O + Group Accident + Tennis + (13.0% Clubhouse beach & clubhouse)	W Shore Beach + Dam + Lake premiums (59/473)		100%
		65121	*State Workers Insurance Fund*		*$ 2,200.00*		*$ 1,384.00*	*$ 1,239.53*	*$ -*	*$ 144.47*			*89.6%*		*10.4%*			100%
		65160	*Other Costs*		*$ 100.00*		*$ 139.00*	*$ 124.49*	*$ -*	*$ 14.51*			*89.6%*		*10.4%*			100%
		65100	*Other Types of Expenses - Other*					*$ -*	*$ -*	*$ -*			*89.6%*		*10.4%*			100%
			Total 65100 - Other Types of Expenses		*$ 26,600.00*		*$ 22,774.00*	*$ 17,835.96*	*$ 11.63*	*$ 4,673.65*	*$ 252.76*							
66000		*Payroll Expenses*			*$ 23,500.00*		*$ 15,274.34*	*$ 13,679.92*	*$ -*	*$ 1,594.42*			*89.6%*		*10.4%*			100%
	66100	*Payroll Software Subscription*						*$ -*	*$ -*	*$ -*			*89.6%*		*10.4%*			100%
Total 6600 - Payroll Expenses					*$23,500.00*		*$15,274.34*	*$ 13,679.92*	*$ -*	*$ 1,594.42*			*89.6%*		*10.4%*			100%
68300		*Travel and Meetings*						*$ -*		*$ -*			*89.6%*		*10.4%*			
	68310	*Conference, Convention, Meeting*						*$ -*		*$ -*			*89.6%*		*10.4%*			
70000		Capital Improvement			$ 40,000.00		$ -	$ -	$ -	$ -		$ -					100%	100%
				TOTAL EXPENSES	$ 381,388.00		$ 310,768.58	$ 135,963.78	$ 149,647.47	$ 17,125.11	$ 8,032.22	$ -	310768.58					
				NET INCOME BEFORE INTER-FUND TRANSFER	$ 7,516.26		$ 56,459.82	$ 19,559.42	$ 20,383.94	$ 800.18	$ (5,915.24)	$ 21,631.52	56459.82					
INTER-FUND TRANSFERS:			2026 RESERVE CONTRIBUTIONS & DRAWS:															
				Contribution to Lake Reserve	(7,361.91)													
				Contribution to Tennis Reserve)	(7,147.89)													
				Draw from Tennis Reserve			17,200.00			17,200.00								
				contribution to Building Reserve; 88:12 Lake:Member	(20,000.00)								88.0%		12.0%			
				Draw from Building Reserve $13.5K flooring; 88:12 Lake:Member	13,500.00								88.0%		12.0%			
				Contribution to Road Reserve	(4,456.46)													
				Capital Improvement withdrawn from CapImp Fund	17,950.00													
				NET INCOME / (LOSS)	$0.00		$73,659.82	$19,559.42	$20,383.94	$18,000.18	-$5,915.24	$21,631.52	73659.82					

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 (59/473)

[4] Spongy Moth Suppression: includes treatment of 82 acres of common area (82 acres x $101/acre = $8,282)

[5] *Security Cameras (split among 5 areas, ie: W. Shore = 1/5)*

[6] Catch up contributions for 2020, '21, '22, and '23 for $5000 tennis court maintenance in spring '25 ('24 contribution to be made Jan '25)

[7] 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.