

WALKER LAKE SHORES LANDOWNERS ASSOCIATION

2023 BUDGET

Cash Basis
Approved by the BOD 11/19/22

INCOME

45000 · Investments	1,200.00
46400 · Other Types of Income	
46401 · Clubhouse Usage Fees	600.00
46403 · Social Income	
46403a · Program Committee Income	<u>600.00</u>
Total 46403 · Social Income	600.00
46420 · Advertisement Sales	100.00
46440 · Rental annual administrative fee	1,200.00
46445 · Rental annual lease fee	1,000.00
46450 · Resale Certificate	3,400.00
46460 · Capital Improvement Fees	<u>10,000.00</u>
Total 46400 · Other Types of Income	16,900.00
47200 · WLLA Assessment Income	
47230 · Lake Assessment Income	128,000.00
47232 · Road Assessment Income	101,395.00
47233 · Amenity Access Fee	38,000.00
47235 · Membership Income	18,300.00
47250 · Finance Charges	<u>5,304.00</u>
Total 47200 · WLLA Assessment Income	290,999.00
47236 · West Shore Beach Fee	<u>6,752.68</u>
TOTAL INCOME	315,851.68

EXPENSE

62100 · Professional Services	
62110 · Accounting Fees	6,500.00
62140 · Legal (Attorney) Fees	<u>10,000.00</u>
Total 62100 · Professional Services	16,500.00
65000 · Operations	
65010 · Books, Subscriptions, Reference	400.00
65020 · Postage, Mailing Service	1,000.00
65030 · Printing and Copying	500.00
65035 · Software	1,400.00
65040 · Supplies	300.00
65045 · Office	3,000.00
65050 · Telephone, Telecommunications	1,400.00
65060 · Social	
65060a · Program Committee Expense	<u>600.00</u>
Total 65060 · Social	600.00
65070 · Utilities	7,200.00
65075 · Trash Removal	
65075a · Clubhouse Beach Trash Removal	56.88
65075b · West Shore Beach Trash Removal	56.88
65075c · Tennis Court Trash Removal	56.88

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65075d · Beach & Grounds Trash Removal	56.88
65075 · Trash Removal - Other	355.00
Total 65075 · Trash Removal	<u>582.52</u>
65080 · Security	
65081 · Security Patrols	21,237.00
65080 · Security - Other	500.00
Total 65080 · Security	<u>21,737.00</u>
65085 · Repairs	6,350.00
65090 · bank Service charges	215.00
65300 · Road	
65310 · Snow Plowing	38,500.00
65312 · Snow Plowing Materials	10,000.00
65321 · Road Repair	85,420.00
65350 · Culverts & Drainage	5,000.00
65300 · Road - Other	3,000.00
Total 65300 · Road	<u>141,920.00</u>
65400 · Lake Expense	
65410 · Lake Consultant	13,525.00
65420 · Water Testing	
65420a · Clubhouse Beach Water Testing	880.00
65420b · West Shore Beach Water Testing	880.00
Total 65420 · Water Testing	<u>1,760.00</u>
65430 · Drainage	1,000.00
65440 · Lake Stocking	4,050.00
65480 · Dam	77,500.00
Total 65400 · Lake Expense	<u>97,835.00</u>
65500 · Beach & Grounds	
65500a · Clubhouse Beach Expenses	3,315.00
65500b · West Shore Beach Expenses	2,678.00
65500c · Tennis Court	2,536.00
65500 · Beach & Grounds - Other	11,442.00
Total 65500 · Beach & Grounds	<u>19,971.00</u>
65600 · Clubhouse Expense	15,950.00
Total 65000 · Operations	<u>320,360.52</u>
65100 · Other Types of Expenses	
65120 · Insurance - Liability, D and O	15,292.00
65121 · State Workers Insurance Fund	877.00
65160 · Other Costs	100.00
Total 65100 · Other Types of Expenses	<u>16,269.00</u>
66000 · Payroll Expenses	25,000.00
70000 · CAPITAL IMPROVEMENT	16,000.00
TOTAL EXPENSE	<u>394,129.52</u>
NET INCOME BEFORE INTER-FUND TRANSFERS	<u>-78,277.84</u>

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INTER-FUND TRANSFERS:

	Contribution to Lake Reserve	-9,648.12
	Draw from Lake Reserve toward pipe repair	75,000.00
	\$1000/year Reserve contribution for tennis court (S/B \$5,000 in spring 2025 for service)	-4,000.00
	Contribution to Building Reserve; 78.5:12.5 Lake:Member	-14,450.64
	Draw from Building Reserve \$18.5K for Clubhouse & Office Rooves; 70:30 Lake:Member	18,500.00
	Contribution to Road Reserve	-2,652.88
	Prior years' Cap Imp Fund dollars for Phase II Salt Shed Replacement (\$16K total project)	5,990.00
	2022 MP Pro Rata Share carry over TBD. (\$75K pipe replacement budgeted, but not done).	<u>9,539.47</u>
NET INCOME/LOSS AFTER INTER-FUND TRANSFERS		-0

ASSESSMENTS	<u>2023</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