

Walker Lake Shores Landowners Association
 LAKE-ROAD-MEMBER: Budget vs Actual as of May 31, 2025

					BUDGET	as of 5-31-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	%					TOTAL
												LAKE	ROAD	MEMBER	W SHORE	CAP IMP	
		INCOME															
45000		Investments										43.854%	¹ 49.699%	¹ 6.447%	¹		100%
	45010		Dividends			\$ 5,213.89	\$ 4,535.23	\$ 551.91	\$ 126.75			as entered from each reserve statement					
	45030		Interest - Savings, Short-Term CD		\$ 10,250.00	\$ 46.28	\$ 18.49	\$ 6.53			\$ 21.26	as entered from each reserve statement					
	45035		Building Reserve Interest			\$ 21.92	\$ 19.11		\$ 2.81			87.2%		12.8%			100%
Total 45000 - Investments					\$ 10,250.00	\$ 5,282.09	\$ 4,572.83	\$ 558.44	\$ 129.56		\$ 21.26	5282.09					
46400		Other Types of Income				\$ 1,810.75	\$ 1,578.67		\$ 232.08			87.2%		12.8%			
	46401		Clubhouse Usage fees		\$ 600.00	\$ 515.00	\$ 448.99		\$ 66.01			87.2%	²		12.8%	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	\$ -	\$ -	\$ -	\$ -			43.9%	49.7%	6.4%			
	46440		Rental annual administrative fee		\$ 1,350.00	\$ 450.00	\$ 197.34	\$ 223.64	\$ 29.01			43.9%	49.7%	6.4%			100%
	46445		Rental annual lease fee		\$ 1,000.00	\$ 300.00	\$ 131.56	\$ 149.10	\$ 19.34			43.9%	49.7%	6.4%			100%
	46430		Miscellaneous Revenue			\$ 100.00		\$ 100.00				as entered based on entry details					
	46450		Resale Certificate		\$ 4,200.00	\$ 2,200.00	\$ 964.79	\$ 1,093.37	\$ 141.83			43.854%	49.699%	6.447%			100%
	46460		Capital Improvement Fees		\$ 14,600.00	\$ 8,905.00	\$ -	\$ -	\$ -	\$ -	\$ 8,905.00					100%	100%
	46480		Court Filing Fees		\$ 1,000.00	\$ 815.00	\$ 815.00	\$ -	\$ -			100.0%					100%
	46490		Returned Check Charges			\$ -	\$ -	\$ -	\$ -			43.9%	49.7%	6.4%			
Total 46400 - Other Types of Income					\$ 25,150.00	\$ 15,118.75	\$ 4,136.37	\$ 1,566.11	\$ 511.27	\$ -	\$ 8,905.00	15118.75					
47200		WLLA Assessment Income															
	47230		Lake Assessment Income		\$ 141,000.00	\$ 111,651.48	\$ 111,651.48	\$ -	\$ -			100.0%					100%
	47232		Road Assessment Income		\$ 107,000.00	\$ 86,406.87	\$ -	\$ 86,406.87	\$ -				100.0%				100%
	47233		Amenity Access Fee		\$ 49,300.00	\$ 40,095.45	\$ -	\$ 40,095.45	\$ -				100.0%				
	47235		Membership Income		\$ 19,300.00	\$ 16,406.79	\$ -	\$ -	\$ 16,406.79					100.0%			100%
	47250		Finance Charges		\$ 12,000.00	\$ 6,607.14	\$ 2,881.70	\$ 3,294.78	\$ 430.65			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	\$ 261,167.73	\$ 114,533.18	\$ 129,797.10	\$ 16,837.44			261167.73					
47236		West Shore Beach Income			\$ 12,150.92	\$ 3,084.27	\$ -			\$ 3,084.27					100%		100%
49900		Uncategorized Income				\$ -	\$ -	\$ -	\$ -			100.000%					
				TOTAL INCOME	\$ 376,150.92	\$ 284,652.84	\$ 123,242.38	\$ 131,921.66	\$ 17,478.27	\$ 3,084.27	\$ 8,926.26	284652.84					
		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	\$ 905.00	\$ 905.00	\$ -	\$ -			100.0%					100%
	62141		Special Counsel									100.0%					100%
	62142		Legal Expenses		\$ 5,000.00	\$ 2,559.95	\$ 2,559.95					100.0%					100%
Total 62100 - Professional Services					\$ 26,500.00	\$ 3,839.95	\$ 3,839.95	\$ -	\$ -								
65000		Operations															
	65001		Miscellaneous Expense: Spongy Moth Suppression			\$ 23,034.95	\$ 23,034.95	\$ -	\$ -			100.0%					100%
	65010		Books, Subscriptions, Reference		\$ 410.00	\$ 330.75	\$ 288.36	\$ -	\$ 42.39			87.2%		12.8%			100%
	65020		Postage, Mailing Service		\$ 1,200.00	\$ 772.63	\$ 772.63	\$ -	\$ -			100.0%					100%
	65030		Printing and Copying		\$ 500.00	\$ -	\$ -	\$ -	\$ -			87.2%		12.8%			
	65035		Software		\$ 1,510.00	\$ 319.19	\$ 278.28		\$ 40.91			87.2%		12.8%			
	65040		Supplies		\$ 200.00	\$ -	\$ -	\$ -	\$ -			87.2%		12.8%			100%

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				BUDGET	as of 5-31-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
	65045		Office	\$ 3,400.00	\$ 616.31	\$ 537.32	\$ -	\$ 78.99			87.2%		12.8%			100%
	65050		Telephone, Telecommunications	\$ 1,300.00	\$ 551.09	\$ 480.46	\$ -	\$ 70.63			87.2%		12.8%			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	\$ 3,370.76	\$ 2,938.74	\$ -	\$ 432.02			87.2%		12.8%			100%
	65075		Trash Removal			\$ -	\$ -	\$ -			87.2%		12.8%			100%
		65075a	Clubhouse Beach Trash Removal	\$67.00	\$0.00	\$ -		\$ -			87.2%		12.8%			100%
		65075b	West Shore Beach Trash Removal	\$67.00	\$0.00	\$ -			\$ -		87.0%		12.8%	13.0%		100%
		65075c	Tennis Court Trash Removal	\$67.00	\$0.00	\$ -	\$ -	\$ -					100.0%			100%
		65075d	Beach & Grounds Trash Removal	\$67.00	\$0.00	\$ -					100.0%					100%
		65075	Trash Removal - Other	\$430.00	\$333.18	\$ 290.48	\$ -	\$ 42.70	\$ -	\$ -	87.2%		12.8%			100%
	Total 65075 - Trash Removal			\$698.00	\$333.18	\$ 290.48	\$0.00	\$ 42.70	\$0.00	\$0.00						
	65080		Security	\$ 400.00	\$ 75.00	\$ 65.39	\$ -	\$ 9.61			87.2%		12.8%			100%
			Security Cameras (split among 5 areas)	\$ 45,200.00		\$ -			\$ -		80.0%		12.8%	20.0%		
	65085		Repairs (office)	\$ 3,500.00	\$ 5,025.00	\$ 4,380.96	\$ -	\$ 644.04			87.2%		12.8%			100%
	65090		Bank Service Charges			\$ -	\$ -	\$ -			43.9%	49.7%	6.4%			100%
		65090	Bank Service Charges - other	\$ -	\$ -	\$ -	\$ -	\$ -			43.9%	49.7%	6.4%			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	\$ 59.30	\$ -	\$ 59.30	\$ -				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	\$ 44,422.28	\$ -	\$ 44,422.28	\$ -								
	65390		Equipment			\$ -		\$ -			87.2%		12.8%			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	\$ -	\$ -		\$ -			87.2%		12.8%			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%		100%
			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	\$ 1,905.92	\$ 1,661.64	\$ -	\$ 244.28			87.2%		12.8%			100%
			65500b West Shore Beach Expenses	\$ 2,015.00	\$ 492.80	\$ 428.80	\$ -	\$ -	\$ 64.00		87.0%			13.0%		100%
			65500c Tennis Court	\$ 8,889.00	\$ 21.19			\$ 21.19					100.0%			100%
			65500 Beach & Grounds - Other	\$ 6,342.00	\$ 1,327.13	\$ 1,327.13	\$ -				100.0%					100%
		Total 65500 - Beach & Grounds		\$ 21,144.00	\$ 3,747.04	\$ 3,417.57	\$ -	\$ 265.47	\$ 64.00	\$ -						
	65600		Clubhouse Expense	\$ 33,589.00	\$ 5,035.76	\$ 4,390.34	\$ -	\$ 645.42			87.2%		12.8%			100%
			Clubhouse flooring replacement	\$ 10,000.00		\$ -		\$ -			87.2%		12.8%			
Total 65000 - Operations				\$ 328,921.00	\$ 99,373.44	\$ 51,090.36	\$ 44,422.28	\$ 2,272.19	\$ 1,588.61	\$ -	99373.44					
65002		Interest Expense														
65100		Other Types of Expenses														

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					BUDGET	as of 5-31-2025	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL	
		60300	Taxes		\$ 5,871.00	\$ 2,911.00	\$ 2,530.31	\$ 309.00	\$ 71.69			86.9%	10.6%	2.5%				
														D&O + Group Accident + Tennis + (13.0% Clubhouse beach & clubhouse)	W Shore Beach + Dam + Lake premiums (60/462)			
		65120	Insurance - Liability, D & O		\$ 17,000.00	\$ 19,736.00	\$ 14,421.12	\$ -	\$ 5,051.72	\$ 263.16		all other premium					100%	
		65121	State Workers Insurance Fund		\$ 2,200.00	\$ -	\$ -	\$ -	\$ -			87.2%		12.8%			100%	
		65160	Other Costs		\$ 100.00	\$ -	\$ -	\$ -	\$ -			87.2%		12.8%			100%	
		65100	Other Types of Expenses - Other				\$ -	\$ -	\$ -			87.2%		12.8%			100%	
		Total 65100 - Other Types of Expenses			\$ 25,171.00	\$ 22,647.00	\$ 16,951.42	\$ 309.00	\$ 5,123.41	\$ 263.16								
66000		Payroll Expenses			\$ 23,500.00	\$ 10,653.96	\$ 9,288.47	\$ -	\$ 1,365.49			87.2%		12.8%			100%	
	66100	Payroll Software Subscription					\$ -	\$ -	\$ -			87.2%		12.8%			100%	
Total 6600 - Payroll Expenses					\$23,500.00	\$10,653.96	\$ 9,288.47	\$ -	\$ 1,365.49			87.2%		12.8%			100%	
68300		Travel and Meetings					\$ -		\$ -			87.2%		12.8%				
	68310	Conference, Convention, Meeting					\$ -		\$ -			87.2%		12.8%				
70000		Capital Improvement			\$ 35,000.00		\$ -	\$ -	\$ -		\$ -					100%	100%	
				TOTAL EXPENSES	\$ 439,092.00	\$ 136,514.35	\$ 81,170.20	\$ 44,731.28	\$ 8,761.09	\$ 1,851.77	\$ -	136514.35						
				NET INCOME BEFORE INTER-FUND TRANSFER	\$ (62,941.08)	\$ 148,138.49	\$ 42,072.18	\$ 87,190.37	\$ 8,717.18	\$ 1,232.50	\$ 8,926.26	148138.49						
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	\$148,138.49	\$42,072.18	\$87,190.37	\$8,717.18	\$1,232.50	\$8,926.26	148138.49						
				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)																
		\$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.																