

Walker Lake Shores Landowners Association LAKE-ROAD-MEMBER: Budget vs Actual as of December 31, 2022

										%						
			BUDGET	as of 12-31-2022	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL	
65000	Operations															
65001	Miscellaneous Expense				\$ -	\$ -	\$ -			70.0%		30.0%			100%	
65010	Books, Subscriptions, Reference		\$475.00	\$ 442.00	\$ 309.40	\$ -	\$ 132.60			70.0%		30.0%			100%	
65020	Postage, Mailing Service		\$1,000.00	\$ 1,109.07	\$ 1,109.07	\$ -	\$ -			100.0%					100%	
65030	Printing and Copying		\$500.00		\$ -	\$ -	\$ -			70.0%		30.0%				
65035	Software		\$600.00	\$ 562.32	\$ 393.62		\$ 168.70			70.0%		30.0%				
65040	Supplies		\$300.00	\$ 170.08	\$ 119.06	\$ -	\$ 51.02			70.0%		30.0%			100%	
65045	Office		\$2,300.00	\$ 4,581.55	\$ 3,207.09	\$ -	\$ 1,374.47			70.0%		30.0%			100%	
65050	Telephone, Telecommunications		\$1,407.00	\$ 1,398.06	\$ 978.64	\$ -	\$ 419.42			70.0%		30.0%			100%	
65060	Social				\$ -	\$ -	\$ -			100.0%					100%	
	65060a	Program Committee	\$1,000.00	\$ 1,205.49	\$ -	\$ -	\$ 1,205.49					100.0%			100%	
	65060b	Nominating Committee			\$ -	\$ -	\$ -					100.0%			100%	
	65060	Social - Other			\$ -	\$ -	\$ -			100.0%					100%	
	Total 65060 - Social		\$1,000.00	\$ 1,205.49	\$ -	\$ -	\$ 1,205.49	\$ -	\$ -							
65070	Utilities		\$5,000.00	\$ 6,988.01	\$ 4,891.61	\$ -	\$ 2,096.40			70.0%		30.0%			100%	
65075	Trash Removal				\$ -	\$ -	\$ -			70.0%		30.0%			100%	
	65075a	Clubhouse Beach Trash Removal	\$80.00	\$45.00	\$ 31.50		\$ 13.50			70.0%		30.0%			100%	
	65075b	West Shore Beach Trash Removal	\$80.00	\$45.00				\$ 45.00					100%		100%	
	65075c	Tennis Court Trash Removal	\$80.00	\$45.00	\$ -	\$ -	\$ 45.00					100.0%			100%	
	65075d	Beach & Grounds Trash Removal	\$80.00	\$45.00	\$ 45.00					100.0%					100%	
	65075	Trash Removal - Other	\$560.00	\$360.00	\$ 252.00	\$ -	\$ 108.00	\$ -	\$ -	70.0%		30.0%			100%	
	Total 65075 - Trash Removal		\$880.00	\$540.00	\$328.50	\$0.00	\$166.50	\$45.00	\$0.00							
65080	Security		\$500.00	\$ 431.51	\$ 302.06	\$ -	\$ 129.45			70.0%		30.0%			100%	
	65081	Security Patrols	\$20,000.00	\$ 22,628.21	\$ 22,628.21					100.0%					100%	
65085	Repairs (Office)		\$5,127.50	³	\$ -	\$ -	\$ -			70.0%		30.0%			100%	
65090	Bank Service Charges		\$200.00	\$ 221.50	\$ 10.50	\$ 206.50	\$ 4.50									
	65091	Merchant Account Fees		\$ -	\$ -	\$ -	\$ -			45.1%	48.3%	6.6%			100%	
	65090	Bank Service Charges		\$ -	\$ -	\$ -	\$ -			45.1%	48.3%	6.6%			100%	
	65300	Road			\$ -	\$ 603.39	\$ -				100.0%				100%	
		65310	Snow Plowing	\$35,000.00	\$ 35,000.00	\$ -	\$ 35,000.00	\$ -			100.0%				100%	
		65312	Snow Plowing Materials	\$8,500.00	\$ 16,475.93	\$ -	\$ 16,475.93	\$ -			100.0%				100%	
		65321	Road Repair	\$90,420.00	\$ 26,387.50	\$ -	\$ 26,387.50	\$ -			100.0%				100%	
		65350	Culverts & Drainage	\$5,000.00			\$ -	\$ -			100.0%				100%	
		65300														
	Total 65300 - Road		\$141,920.00	\$ 78,466.82	\$ -	\$ 78,466.82	\$ -									
65390	Equipment			\$ 826.79	\$ 578.75		\$ 248.04			70.0%		30.0%			100%	
	65400	Lake Expense			\$ -	\$ -	\$ -			100.0%					100%	
		65410	Lake Consultant	\$16,800.00	\$ 17,700.00	\$ 17,700.00	\$ -	\$ -		100.0%					100%	
		65420	Water Testing			\$ -	\$ -	\$ -								
		65420a	Clubhouse Beach Water Testing	\$500.00	\$ 895.00	\$ 626.50		\$ 268.50		70.0%		30.0%			100%	
		65420b	West Shore Beach Water Testing	\$500.00	\$ 895.00				\$ 895.00				100%		100%	
	Total 65400 Water Testing		\$1,000.00	\$ 1,790.00	\$ 626.50	\$ -	\$ 268.50	\$ 895.00	\$ -							
		65440	Lake Stocking		\$ 4,021.64	\$ 4,021.64	\$ -	\$ -		100.0%					100%	
		65450	Misc Lake Expense			\$ -	\$ -	\$ -		100.0%					100%	
		65430	Drainage			\$ -	\$ -	\$ -		100.0%					100%	
		65480	Dam	\$76,500.00	\$ 5,120.50	\$ 5,120.50	\$ -	\$ -		100.0%					100%	
	Total 65400 - Lake Expense		\$94,300.00	\$ 28,632.14	\$ 27,468.64	\$ -	\$ 268.50	\$ 895.00								
65500	Beach & Common Grounds				\$ -	\$ -	\$ -			100.0%					100%	
		65500a	Clubhouse Beach Expenses	\$3,801.00	\$ 3,420.79	\$ 2,394.55	\$ -	\$ 1,026.24		70.0%		30.0%			100%	
		65500b	West Shore Beach Expenses	\$3,249.00	\$ 1,299.24				\$ 1,299.24				100%		100%	
		65500c	Tennis Court	\$750.00	\$ 662.01		\$ 662.01					100.0%			100%	
		65500	Beach & Grounds - Other	\$15,541.00	\$ 3,997.62	\$ 3,997.62	\$ -			100.0%					100%	
	Total 65500 - Beach & Grounds		\$23,341.00	\$ 9,379.66	\$ 6,392.17	\$ -	\$ 1,688.25	\$ 1,299.24	\$ -							

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				BUDGET	as of 12-31-2022	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	%					
											LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
65600	Clubhouse Expense			\$15,400.00	⁴ \$ 2,536.89	\$ 1,775.82	\$ -	\$ 761.07			70.0%		30.0%			100%
Total 65000 - Operations				\$314,250.50	\$ 160,120.10	\$ 70,493.14	\$ 78,673.32	\$ 8,714.40	\$ 2,239.24	\$ -	160120.10					
65002	Interest Expense															
	Road Interest			\$1,200.00	\$ 970.58	\$ -	\$ 970.58	\$ -				100.0%				100%
	Capital Improvement Interest					\$ -	\$ -	\$ -		\$ -					100%	100%
	Lake Interest					\$ -	\$ -	\$ -			100.0%					100%
	Interest Expense - Other					\$ -	\$ -	\$ -			45.1%	48.3%	6.6%			100%
	Total 65002 Interest Expense			\$1,200.00	\$ 970.58	\$ -	\$ 970.58	\$ -		\$ -	970.58					
65100	Other Types of Expenses															
60300	Taxes			\$0.00		\$ -	\$ -	\$ -			45.1%	48.3%	6.6%			100%
	65120	Insurance - Liability, D & O		\$14,500.00	\$ 15,292.00	\$ 10,082.34		\$ 5,054.33	\$ 155.33		all other premium		Clubhouse beach, D&O, Group accident + 30% property	W Shore direct premium only		100%
	65121	State Workers Insurance Fund		\$877.00	\$ 2,274.00	\$ 1,591.80	\$ -	\$ 682.20			70.0%		30.0%			100%
	65160	Other Costs		\$100.00		\$ -	\$ -	\$ -			70.0%		30.0%			100%
	65100	Other Types of Expenses - Other				\$ -	\$ -	\$ -			70.0%		30.0%			100%
	Total 65100 - Other Types of Expenses			\$15,477.00	\$ 17,566.00	\$ 11,674.14	\$ -	\$ 5,736.53	\$ 155.33							
66000	Payroll Expenses			\$18,750.00	\$ 20,620.67	\$ 14,434.47	\$ -	\$ 6,186.20			70.0%		30.0%			100%
	66100	Payroll Software Subscription		\$486.56		\$ -	\$ -	\$ -			70.0%		30.0%			100%
	66000	Payroll Expenses - Other				\$ -	\$ -	\$ -			70.0%		30.0%			100%
Total 6600 - Payroll Expenses				\$19,236.56	\$ 20,620.67	\$ 14,434.47	\$ -	\$ 6,186.20			70.0%		30.0%			100%
68300	Travel and Meetings															
	68310	Conference, Convention, Meeting														
	68320	Travel														
70000	Capital Improvement			\$16,000.00			\$ -	\$ -		\$ -					100%	100%
99998	69800	Uncategorized Expenses				\$ -	\$ -	\$ -			45.1%	48.3%	6.6%			100%
TOTAL EXPENSES				\$387,921.56	\$ 219,802.63	\$ 117,127.03	\$ 79,643.90	\$ 20,637.13	\$ 2,394.57	\$ -	219802.63					
NET INCOME BEFORE INTER-FUND TRANSFER				(\$75,152.21)	\$ 104,092.83	\$ 20,173.63	\$ 64,900.44	\$ 2,264.69	\$ 1,215.16	\$ 15,538.91	104092.83					
2021 Surplus/Deficit, carried over to 2022 operations (BOD authorized 2-19-22)					\$ 2,856.29		\$ 3,336.36	\$ (480.07)			\$2,856.29					
INTER-FUND TRANSFERS:																
	Draw from Road Reserve (for '22 operations)			\$3,739.50												
	Draw from Building Reserve for Office roof (per '22 budget)			\$18,500.00	\$ 845.00	\$ 591.50		\$ 253.50								
	\$1000/year Reserve contribution for tennis court contribution to Building Reserve; 70:30 Lake:Member			(\$1,000.00)	\$ (1,000.00)	\$ (3,054.94)		\$ (1,309.26)								
	Lake Reserve (draw \$75K for pipe repair per '22 budget)			\$75,000.00	⁵											
	Lake Reserve ('22 budgeted contribution \$16,819.66)			(\$16,819.66)												
	Draw from Capital Improvement Fund toward Phase II Salt Shed Replacement			\$5,995.00												
LOAN PRINCIPAL PAID: Commercial ("Road") Loan & Line Of Credit Principal				(\$5,898.43)	\$ (24,897.97)		\$ (24,897.97)									
NET INCOME / (LOSS)				\$0.00	⁶ \$77,531.95	\$17,710.19	\$ 43,338.83	(\$271.14)	\$1,215.16	\$15,538.91	77531.95					
KEY: ¹ Total of each assessment type divided by total assessment income																
² Budgeted amounts for Interest Accounts 45010, 45030 & 45035 combined.				These 2 lines were budgeted for 2022, but the transfers were not yet made, pending year end review of surplus/deficit recommendations:												
³ Office Repairs: \$4900 Roof + \$62.50 AC Service + \$165 Honey Dipper				\$1000/year Reserve contribution for tennis court (\$1,000.00)												
⁴ Clubhouse Repairs: \$13,600 Roof + \$1,800 misc.				contribution to Building Reserve; 70:30 Lake:Member (\$4,364.20)												
⁵ \$75,000 from Lake reserves budgeted for the pipe repair in the 2022 budget.																
⁶ Net Deficit for Operating Account/General Checking																