

# WALKER LAKE SHORES LANDOWNERS ASSOCIATION

## 2024 BUDGET

Cash Basis  
Approved by the BOD 11/18/23

### INCOME

45000 · Investments	4,705.00
46400 · Other Types of Income	
46401 · Clubhouse Usage Fees	600.00
46403a · Program Committee Income	1,400.00
Total 46403 · Social Income	1,400.00
46404 · Women's Club Donations	100.00
46420 · Advertisement Sales	200.00
46440 · Rental annual administrative fee	1,200.00
46445 · Rental annual lease fee	1,000.00
46450 · Resale Certificate	5,200.00
46460 · Capital Improvement Fees	21,500.00
Total 46400 · Other Types of Income	31,200.00
47200 · WLLA Assessment Income	
47230 · Lake Assessment Income	128,000.00
47232 · Road Assessment Income	104,000.00
47233 · Amenity Access Fee	44,000.00
47235 · Membership Income	18,300.00
47250 · Finance Charges	5,304.25
Total 47200 · WLLA Assessment Income	299,604.25
47236 · West Shore Beach Fee	7,600.69
<b>TOTAL INCOME</b>	<b>343,109.94</b>

### EXPENSE

62110 · Accounting Fees	7,838.25
62140 · Legal (Attorney) Fees	12,500.00
Total 62100 · Professional Services	20,338.25
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
65060a · Program Committee Expense	1,000.00
65070 · Utilities	7,600.00
65075a · Clubhouse Beach Trash Removal	65.00
65075b · West Shore Beach Trash Removal	65.00
65075c · Tennis Court Trash Removal	65.00
65075d · Beach & Grounds Trash Removal	65.00
65075 · Trash Removal - Other	430.00
Total 65075 · Trash Removal	690.00
65080 · Security	23,000.00
65085 · Repairs (office)	500.00
65090 · bank Service charges	215.00
65300 · Road	
65310 · Snow Plowing	43,350.00
65312 · Snow Plowing Materials	12,000.00

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65321 · Road Repair	100,000.00
65350 · Culverts & Drainage	6,000.00
65300 · Road - Other	<u>3,000.00</u>
Total 65300 · Road	164,350.00
65400 · Lake Expense	
65410 · Lake Consultant	18,228.00
65420a · Clubhouse Beach Water Testing	1,100.00
65420b · West Shore Beach Water Testing	1,100.00
65430 · Drainage	1,000.00
65440 · Lake Stocking	4,000.00
65480 · Dam	<u>77,500.00</u>
Total 65400 · Lake Expense	102,928.00
65500 · Beach & Grounds	
65500a · Clubhouse Beach Expenses	3,315.00
65500b · West Shore Beach Expenses	2,678.00
65500c · Tennis Court	6,950.00
65500 · Beach & Grounds - Other	<u>11,442.00</u>
Total 65500 · Beach & Grounds	24,385.00
65600 · Clubhouse Expense	<u>12,700.00</u>
Total 65000 · Operations	345,368.00
65120 · Insurance - Liability, D and O	16,000.00
65121 · State Workers Insurance Fund	2,200.00
65160 · Other Costs	<u>100.00</u>
66000 · Payroll Expenses	26,000.00
70000 · CAPITAL IMPROVEMENT	<u>20,000.00</u>
<b>TOTAL EXPENSE</b>	<u><b>430,006.25</b></u>
<b>NET INCOME BEFORE RESERVE TRANSFERS</b>	<b>-86,896.31</b>
<b>CAPITAL BUDGET/RESERVE TRANSFERS:</b>	
Draw from Lake Reserve toward pipe repair (\$65,460.53 Lake; \$9,539.47 MP share)	75,000.00
\$1000/year Reserve contribution for tennis court	-1,000.00
Contribution to Building Reserve; 87.5:12.5 Lake:Member	-1,523.68
Draw from Building Reserve \$6K for Clubhouse flooring 87.5:12.5 Lake:Member	6,000.00
Draw from Road Reserve	10,000.00
Net growth in Capital Improvement Fund	<u>-1,580.00</u>
<b>NET INCOME/LOSS AFTER RESERVE TRANSFERS</b>	<b>0</b>

ASSESSMENTS	<u>2024</u>
Lake Assessment:	\$335
Amenity Access Fee:	\$125
Road Assessments:	
<1 acre	\$380
1-2.2 acre	\$440
>2.2-3.4acre	\$610
>3.4-4.6 acre	\$610
>4.6-5.8 acre	\$685
>5.8 acre	\$800
Membership Fee:	\$60