

Walker Lake Shores Landowners Association
LAKE-ROAD-MEMBER: Budget vs Actual as of December 31, 2020

										%						
				BUDGET	TOTAL as of 12-31-20	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	\$325.00	\$ 421.00	\$ 294.70	\$ -	\$ 126.30				70.0%		30.0%			100%
	65020	Postage, Mailing Service	\$1,100.00	\$ 1,459.40	\$ 1,459.40	\$ -	\$ -				100.0%					100%
	65030	Printing and Copying	\$500.00		\$ -	\$ -					70.0%		30.0%			
	65035	Software	\$1,000.00	\$ 1,468.79	\$ 1,028.15		\$ 440.64				70.0%		30.0%			
	65040	Supplies	\$1,400.00	\$ 248.08	\$ 173.66	\$ -	\$ 74.42				70.0%		30.0%			100%
	65045	Office	\$660.00	\$ 2,813.12	\$ 1,969.18	\$ -	\$ 843.94				70.0%		30.0%			100%
	65050	Telephone, Telecommunications	\$1,250.00	\$ 1,211.78	\$ 848.25	\$ -	\$ 363.53				70.0%		30.0%			100%
	65060	Social			\$ -	\$ -	\$ -				100.0%					100%
		65060a Program Committee	\$1,200.00	\$ 176.25	\$ -	\$ -	\$ 176.25						100.0%			100%
		65060b Nominating Committee	\$25.00		\$ -	\$ -	\$ -						100.0%			100%
		65060 Social - Other			\$ -	\$ -	\$ -				100.0%					100%
		Total 65060 - Social	\$1,225.00	\$ 176.25	\$ -	\$ -	\$ 176.25	\$ -	\$ -							
	65070	Utilities	\$7,000.00	\$ 4,008.24	\$ 2,805.77	\$ -	\$ 1,202.47				70.0%		30.0%			100%
	65075	Trash Removal			\$ -	\$ -	\$ -				70.0%		30.0%			100%
		65075a Clubhouse Beach Trash Removal	\$80.00	\$38.75			\$ 38.75						100.0%			100%
		65075b West Shore Beach Trash Removal	\$80.00	\$38.75				\$ 38.75						100%		100%
		65075c Tennis Court Trash Removal	\$80.00	\$38.75	\$ -	\$ -	\$ 38.75						100.0%			100%
		65075d Beach & Grounds Trash Removal	\$80.00	\$388.75	\$ 388.75						100.0%					
		65075 Trash Removal - Other	\$560.00	\$312.00	\$ 218.40	\$ -	\$ 93.60	\$ -	\$ -		70.0%		30.0%			100%
		Total 65075 - Trash Removal	\$880.00	\$817.00	\$607.15	\$0.00	\$171.10	\$38.75	\$0.00							
	65080	Security	\$520.00	\$ 518.88	\$ 363.22	\$ -	\$ 155.66				70.0%		30.0%			100%
		65081 Security Patrols	\$24,480.00	\$ 20,387.50	\$ 20,387.50						100.0%					100%
	65085	Repairs	\$1,000.00	\$ 1,770.00	\$ 1,239.00	\$ -	\$ 531.00				70.0%		30.0%			100%
	65090	Bank Service Charges	\$35.00	\$ 94.00	\$ 51.24	\$ 36.44	\$ 6.32				54.5%	38.8%	6.7%			100%
		65091 Merchant Account Fees		\$ -	\$ -	\$ -	\$ -				54.5%	38.8%	6.7%			100%
		65090 Bank Service Charges - other		\$ -	\$ -	\$ -	\$ -				54.5%	38.8%	6.7%			100%
		65300 Road														
		65310 Snow Plowing	\$26,534.00	\$ 26,857.14	\$ 1,342.86	\$ 25,514.28	\$ -				5.0%	95.0%				100%
		65312 Snow Plowing Materials	\$5,000.00	\$ 2,898.83	\$ 144.94	\$ 2,753.89	\$ -				5.0%	95.0%				100%
		65321 Road Repair	\$75,666.00	\$ 65,621.96	\$ 3,281.10	\$ 62,340.86	\$ -				5.0%	95.0%				100%
		65300 Road - Other	\$500.00	\$ 4,625.77	\$ 231.29	\$ 4,394.48	\$ -				5.0%	95.0%				100%
		Total 65300 - Road	\$107,700.00	\$ 100,003.70	\$ 5,000.19	\$ 95,003.52	\$ -									
	65390	Equipment		\$ 720.79	\$ 504.55		\$ 216.24				70.0%		30.0%			100%
		65400 Lake Expense			\$ -						100.0%					100%
		65410 Lake Consultant	\$16,800.00	\$ 14,850.00	\$ 14,850.00	\$ -	\$ -				100.0%					100%
		65420 Water Testing			\$ -	\$ -	\$ -									
		65420a Clubhouse Beach Water Testing	\$500.00	\$ 600.00			\$ 600.00						100.0%			100%
		65420b West Shore Beach Water Testing	\$500.00	\$ 600.00				\$ 600.00						100%		100%
		Total 65400 Water Testing	\$1,000.00	\$ 1,200.00	\$ -	\$ -	\$ 600.00	\$ 600.00	\$ -							
		65440 Lake Stocking		\$ -	\$ -	\$ -	\$ -				100.0%					100%
		65450 Misc Lake Expense			\$ -	\$ -	\$ -				100.0%					100%
		65430 Drainage		\$ 7,828.00	\$ 7,828.00	\$ -	\$ -				100.0%					100%
		65480 Dam	\$27,150.00	\$ 20,996.53	\$ 20,996.53	\$ -	\$ -				100.0%					100%
		65400 Lake Expenses - Other		\$ 499.91	\$ 499.91	\$ -	\$ -				100.0%					100%
		Total 65400 - Lake Expense	\$44,950.00	\$ 45,374.44	\$ 44,174.44	\$ -	\$ 600.00	\$ 600.00	\$ -							
	65500	Beach & Common Grounds			\$ -	\$ -	\$ -				100.0%					100%
		65500a Clubhouse Beach Expenses	\$2,336.00	\$ 3,424.22			\$ 3,424.22						100.0%			100%
		65500b West Shore Beach Expenses	\$2,284.00	\$ 1,527.49				\$ 1,527.49						100%		100%
		65500c Tennis Court	\$11,400.00	\$ 12,337.19			\$ 12,337.19						100.0%			100%
		65500 Beach & Grounds - Other	\$6,957.00	\$ 6,992.73	\$ 6,992.73	\$ -	\$ -				100.0%					100%
		Total 65500 - Beach & Grounds	\$22,977.00	\$ 24,281.63	\$ 6,992.73	\$ -	\$ 15,761.41	\$ 1,527.49	\$ -							

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			BUDGET	TOTAL as of 12-31-20	LAKE	ROAD	MEMBER	W. SHORE	CAP IMP	%					
										LAKE	ROAD	MEMBER	W SHORE	CAP IMP	TOTAL
65600	Clubhouse Expense		\$2,000.00	\$ 1,848.16	\$ 1,293.71	\$ -	\$ 554.45			70.0%		30.0%			100%
Total 65000 - Operations			\$194,522.00	\$ 207,622.76	\$ 89,192.83	\$ 95,039.95	\$ 21,223.74	\$ 2,166.24	\$ -	207622.76					
65002	Interest Expense		\$5,157.18												
	Road Interest			\$ 2,391.77	\$ -	\$ 2,391.77	\$ -				100.0%				100%
	Capital Improvement Interest			\$ 560.33	\$ -	\$ -	\$ -		\$ 560.33					100%	100%
	Lake Interest				\$ -	\$ -	\$ -			100.0%					100%
	Interest Expense - Other			\$ 876.87	\$ 477.97	\$ 339.92	\$ 58.99			54.5%	38.8%	6.7%			100%
	Total 65002 Interest Expense		\$5,157.18	\$ 3,828.97	\$ 477.97	\$ 2,731.69	\$ 58.99		\$ 560.33	3828.97					
65100	Other Types of Expenses														
	60300 Taxes		\$200.00		\$ -	\$ -	\$ -			54.5%	38.8%	6.7%			100%
	65120 Insurance - Liability, D & O		\$14,644.00	\$ 14,121.00	\$ 9,858.80	\$ -	\$ 4,187.20	\$ 75.00		all other premium		Clubhouse beach, D&O + 30% clubhouse	W Shore direct premium only		100%
	65121 State Workers Insurance Fund		\$877.00	\$ 885.00	\$ 619.50	\$ -	\$ 265.50			70.0%		30.0%			100%
	65160 Other Costs		\$100.00	\$ 100.00	\$ 70.00	\$ -	\$ 30.00			70.0%		30.0%			100%
	65100 Other Types of Expenses - Other				\$ -	\$ -	\$ -			70.0%		30.0%			100%
	Total 65100 - Other Types of Expenses		\$15,821.00	\$ 15,106.00	\$ 10,548.30	\$ -	\$ 4,482.70	\$ 75.00							
66000	Payroll Expenses		\$14,000.00	\$ 14,877.43	\$ 10,414.20	\$ -	\$ 4,463.23			70.0%		30.0%			100%
	66100	Payroll Software Subscription	\$400.00	\$ 243.28	\$ 170.30	\$ -	\$ 72.98			70.0%		30.0%			100%
	66000	Payroll Expenses - Other			\$ -	\$ -	\$ -			70.0%		30.0%			100%
Total 6600 - Payroll Expenses			\$14,400.00	\$15,120.71	\$ 10,584.50	\$ -	\$ 4,536.21			70.0%		30.0%			100%
68300	Travel and Meetings														
	68310	Conference, Convention, Meeting		\$200.00	\$ 200.00										
	68320	Travel		\$230.00	\$ 230.00										
70000	Capital Improvement					\$ -	\$ -		\$ -					100%	100%
99998	Question Account				\$ -	\$ -	\$ -			54.5%	38.8%	6.7%			100%
TOTAL EXPENSES			\$260,150.18	\$ 261,251.98	\$ 130,377.13	\$ 97,771.64	\$ 30,301.64	\$ 2,241.24	\$ 560.33	261251.98					
NET INCOME BEFORE INTER-FUND TRANSFER			(\$10,037.18)	\$ 29,574.80	\$ 14,046.55	\$ 14,733.40	\$ (13,089.13)	\$ 1,836.81	\$ 12,047.17	29574.80					
Accumulated Cash Flows (pre-2017) ⁴			\$50,000.00	\$ 50,000.00	\$ 7,000.00	\$ 26,000.00	\$ 17,000.00			\$50,000.00					
2019 LOSS CARRIED OVER				\$ (3,210.39)		\$ (3,210.39)									
INTER-FUND TRANSFERS:															
	Transfers to/from reserves budgeted for 2020		\$10,000.00		\$ 15,000.00	\$ (5,000.00)									
	Building Reserve transfer 7-7-20 (per 2020 budget)		(\$10,000.00)		(7,000)	(3,000)									
LOAN PRINCIPAL PAID			(\$14,533.14)	\$ (18,031.04)		\$ (11,966.71)			\$ (6,064.33)	-18031.04					
NET INCOME / (LOSS)			\$25,429.68	\$ 58,333.37	\$ 29,046.55	\$ 20,556.30	\$ 910.87	\$ 1,836.81	\$ 5,982.84	58333.37					
KEY: ¹ Total of each assessment type divided by total assessment income															
² \$24,000 litigation proceeds (allocate \$8K to Lake to reimburse for legal fees; \$16K to Road as per BOD vote 9-19-2020) and \$195 in sales for Beach & Grounds (70:30 Lake:Member)(\$175 in boat sales & \$20 ladder sold).															
³ Interest paid out on unclassified draws on Line of Credit															
⁴ Accountant review of Accumulated Cash Flow calculation is in. The calculation is valid, with the caveat that this number can never be known exactly.															
⁵ Of the \$17,000 of Accumulated Cash Flows allocated to Member, \$11,400 of that is earmarked for Tennis Court Repair.															
⁶ The \$15,000 transfer from Lake reserves was earmarked for the pipe repair in the 2020 budget. Checks were drawn on Lake Reserve directly. Neither the Lake Reserve nor the Road Reserve budgeted transfer was moved out of checking prior to year end.															
⁷ Net Deficit for Operating Account/General Checking															