

Walker Lake Shores Landowners Assoc.
 2020 BUDGET

	<u>2020 Budget</u>
Ordinary Income/Expense	
Income	
4444 · Bad Debt/Write-Off	0.00
45000 · Investments	
45030 · Interest-Savings, Short-term CD	2,400.00
Total 45000 · Investments	<u>2,400.00</u>
46400 · Other Types of Income	
46401 · Clubhouse Usage Fees	400.00
46403 · Social Income	
46403a · Program Committee	600.00
46403b · Nominating Committee	25.00
46403 · Social Income - Other	
Total 46403 · Social Income	<u>625.00</u>
46404 · Women's Club Donations	0.00
46420 · Advertisement Sales	1,400.00
46440 · Rental annual administrative fee	450.00
46445 · Rental annual lease fee	300.00
46450 · Resale Certificate	3,600.00
46460 · Capital Improvement Fees	7,000.00
46470 · Interest Checking & CD	3.00
Total 46400 · Other Types of Income	<u>13,778.00</u>
47200 · WLLA Assessment Income	
47230 · Lake Assessment Income	121,700.00
47231 · Assessment Income	
47232 · Road Assessment Income	90,500.00
47235 · Membership Income	14,100.00
47240 · Balance prior to 2011 Income	
47250 · Finance Charges	4,500.00
47200 · WLLA Assessment Income - Other	
Total 47200 · WLLA Assessment Income	<u>230,800.00</u>
47236 · West Shore Beach Fee	3,135.00
Total Income	<u><u>250,113.00</u></u>
Expense	
62100 · Professional Services	
62110 · Accounting Fees	10,500.00
62140 · Legal Fees	
62141 · Special Counsel	
62140 · Legal Fees - Other	19,750.00
Total 62140 · Legal Fees	<u>19,750.00</u>
62200 · Computer Consultants	
Total 62100 · Professional Services	<u>30,250.00</u>
65000 · Operations	
65001 · Misc. Expense	
65010 · Books, Subscriptions, Reference	325.00

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65020 · Postage, Mailing Service	1,100.00
65030 · Printing and Copying	500.00
65035 · Software	1,000.00
65040 · Supplies	1,400.00
65045 · Office	660.00
65050 · Telephone, Telecommunications	1,250.00
65060 · Social	
65060a · Program Committee	1,200.00
65060b · Nominating Committee	25.00
65060 · Social - Other	
Total 65060 · Social	<u>1,225.00</u>
65070 · Utilities	7,000.00
65075 · Trash Removal	
65075a · Clubhouse Beach Trash Removal	80.00
65075b · West Shore Beach Trash Removal	80.00
65075c · Tennis Court Trash Removal	80.00
65075d · Beach & Grounds Trash Removal	80.00
65075 · Trash Removal - Other	560.00
Total 65075 · Trash Removal	<u>880.00</u>
65080 · Security	25,000.00
65085 · Repairs	1,000.00
65090 · bank Service charges	35.00
65300 · Road	
65310 · Snow Plowing	26,534.00
65312 · Snow Plowing Materials	5,000.00
65321 · Road Repair	75,666.00
65300 · Road - Other	500.00
Total 65300 · Road	<u>107,700.00</u>
65390 · Equipment	
65400 · Lake Expense	
65410 · Lake Consultant	16,800.00
65420 · Water Testing	
65420a · Clubhouse Beach Water Testing	500.00
65420b · West Shore Beach Water Testing	500.00
Total 65420 · Water Testing	<u>1,000.00</u>
65440 · Lake Stocking	
65480 · Dam	27,150.00
Total 65400 · Lake Expense	<u>44,950.00</u>
65500 · Beach & Grounds	
65500a · Clubhouse Beach Expenses	2,336.00
65500b · West Shore Beach Expenses	2,284.00
65500c · Tennis Court	11,400.00
65500 · Beach & Grounds - Other	6,957.00
Total 65500 · Beach & Grounds	<u>22,977.00</u>
65600 · Clubhouse Expense	<u>2,000.00</u>

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Total 65000 · Operations	219,002.00
65002 · Interest Expense	5,157.18
65100 · Other Types of Expenses	
60300 · Taxes	200.00
65120 · Insurance - Liability, D and O	14,644.00
65121 · State Workers Insurance Fund	877.00
65160 · Other Costs	100.00
Total 65100 · Other Types of Expenses	<u>15,821.00</u>
66000 · Payroll Expenses	14,000.00
66100 · Payroll Expenses	400.00
Total Expense	<u>284,630.18</u>
Net Income	<u>-34,517.18</u>

The above is a Profit & Loss based budget, consistent with regular accounting procedures. As such, liabilities (loan principal, for example) and transfers to reserves are not included, despite our obligations to pay. In order to budget for these dollars that will flow out of general checking, the supplemental figures below must be considered...

Estimated 2019 Surplus, carried over, to be determined at year end	TBD
Accumulated Cash Flows (prior to 2017)	50,000.00
Draw from Lake Reserve for pipe repair	15,000.00
Transfer to Road Reserve	-5,000.00
Transfer to Building Reserve	-10,000.00
Debt Service Expenditures: Commercial Loan Principal	-14,533.14
<u>Net Deficit for Operating Account/General Checking</u>	<u>949.68</u>
(Net Income + Surplus, less Transfers & Debt Service)	

ASSESSMENTS:		
	<u>2019</u>	<u>2020</u>
Lake Assessment:	\$325	\$325
Road Assessments:		
<1 acre	\$320	\$330
1-2.2 acre	\$376	\$390
>2.2-3.4 acre	\$600	\$600
>3.4-4.6 acre		\$600
>4.6-5.8 acre		\$635
>5.8 acre		\$750
Membership Fee:	\$50	\$50