

# WALKER LAKE SHORES LANDOWNERS ASSOCIATION

## 2025 BUDGET

Cash Basis  
Approved by the BOD 11/16/24

### INCOME

45000 · Investments		10,250.00
46401 · Clubhouse Usage Fees		600.00
46403a · Program Committee Income		2,200.00
Total 46403 · Social Income		2,200.00
46404 · Women's Club Donations		100.00
46420 · Advertisement Sales		100.00
46440 · Rental annual administrative fee		1,350.00
46445 · Rental annual lease fee		1,000.00
46450 · Resale Certificate		4,200.00
46460 · Capital Improvement Fees		14,600.00
46480 · Court Filing Fees		1,000.00
Total 46400 · Other Types of Income		25,150.00
47200 · WLLA Assessment Income	47230 · Lake Assessment Income	141,000.00
	47232 · Road Assessment Income	107,000.00
	47233 · Amenity Access Fee	49,300.00
	47235 · Membership Income	19,300.00
	47250 · Finance Charges	12,000.00
Total 47200 · WLLA Assessment Income		328,600.00
47236 · West Shore Beach Fee		12,150.92
	<b>TOTAL INCOME</b>	<b>376,150.92</b>

### EXPENSE

62110 · Accounting Fees		6,500.00
62140 · Legal (Attorney) Fees		15,000.00
62142 · Legal Expenses		5,000.00
Total 62100 · Professional Services		26,500.00
65000 · Operations	65010 · Books, Subscriptions, Reference	410.00
	65020 · Postage, Mailing Service	1,200.00
	65030 · Printing and Copying	500.00
	65035 · Software	1,510.00
	65040 · Supplies	200.00
	65045 · Office	3,400.00
	65050 · Telephone, Telecommunications	1,300.00
	65060a · Program Committee Expense	2,200.00
	65060b · Nominating Committee Expense	300.00
	65070 · Utilities	7,600.00
	65075a · Clubhouse Beach Trash Removal	67.00
	65075b · West Shore Beach Trash Removal	67.00
	65075c · Tennis Court Trash Removal	67.00
	65075d · Beach & Grounds Trash Removal	67.00
	65075 · Trash Removal - Other	430.00
65080 · Security		45,600.00
65085 · Repairs (office)		3,500.00
65300 · Road	65310 · Snow Plowing	45,700.00
	65312 · Snow Plowing Materials	12,000.00
	65321 · Road Repair	100,000.00
	65350 · Culverts & Drainage	7,000.00
	65300 · Road - Other	3,000.00

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Total 65300 · Road	167,700.00
65400 · Lake Expense	
65410 · Lake Consultant	17,370.00
65420a · Clubhouse Beach Water Testing	1,100.00
65420b · West Shore Beach Water Testing	1,100.00
65430 · Drainage	3,000.00
65440 · Lake Stocking	3,000.00
65480 · Dam	2,500.00
Total 65400 · Lake Expense	<u>28,070.00</u>
65500 · Beach & Grounds	
65500a · Clubhouse Beach Expenses	3,898.00
65500b · West Shore Beach Expenses	2,015.00
65500c · Tennis Court	8,889.00
65500 · Beach & Grounds - Other	6,342.00
Total 65500 · Beach & Grounds	<u>21,144.00</u>
65600 · Clubhouse Expense	<u>43,589.00</u>
Total 65000 · Operations	328,921.00
60300 · Taxes	5,871.00
65120 · Insurance - Liability, D and O	17,000.00
65121 · State Workers Insurance Fund	2,200.00
65160 · Other Costs	100.00
66000 · Payroll Expenses	23,500.00
70000 · CAPITAL IMPROVEMENT	<u>35,000.00</u>
	<b>TOTAL EXPENSE</b>
	<u>439,092.00</u>
	<b>NET INCOME BEFORE RESERVE TRANSERS</b>
	-62,941.08

**2024 GENERAL FUND ALLOCATION, CARRY OVER TO 2025:**

Security camera improvement project	22,600.00
Clubhouse flooring (\$10K total project: \$6K from Reserve, \$4K from General Checking)	4,000.00
Tennis Court repair (\$6,950 total: \$5K from Reserve, \$1,950 from General Checking)	1,950.00
Road Carry Over based on estimations to year end 2024	20,295.98
MP Pro Rata Share, 2024 deficit carry over	-3,939.54

**CAPITAL BUDGET/RESERVE TRANSFERS:**

Contribution to Lake Reserve	-11,835.66
\$1000/year Reserve contribution for tennis court	-1,000.00
Contribution to Building Reserve; 88:12 Lake:Member	-10,185.75
Draw from Building Reserve \$9K for Clubhouse/Office flooring; \$10K ADA; \$20K parking lot	39,000.00
Draw from Road Reserve	-18,313.94
Draw from Capital Improvement Fund	<u>20,370.00</u>

**NET INCOME/LOSS AFTER RESERVE TRANSFERS**      0

ASSESSMENTS	2025
Lake Assessment:	\$335
Amenity Access Fee:	\$125
Road Assessments <1 acre	\$380
Road Assessments 1-2.2 acre	\$440
Road Assessments >2.2-3.4acre	\$610
Road Assessments >3.4-4.6 acre	\$610
Road Assessments >4.6-5.8 acre	\$685
Road Assessments >5.8 acre	\$800
Membership Fee:	\$60