

Walhalla Shores Assoc.
 Jan 1 2026 - Dec 31 2026
 Detailed Treas. Report/Budget
 Bank Beg Balance

	Beg Bank Bal	2026 Budget	2026 Actual	% of Budget
Revenue				
Revenue	Source			
Lot Assessments @ \$100/ea	Membership / Annual	32100	0	0%
Past Due Payments	Annual / Spl Assessment	0	0	#DIV/0!
Penalty & Interest		0	0	#DIV/0!
Refunds / Credits	CW Jan /	0	0	#DIV/0!
Interest Income	CD / Short term invest	0	0	#DIV/0!
Total Revenue		32100	0	0%
Expenses				
Property Taxes				
Summer Tax	Branch Twp.	675		0%
Winter Tax	Branch Twp.	2200		0%
Insurance		3750	0	0%
Caretaker Contract	North Shore Prop. Svc.	6768		0%
Caretaker Extras	Bath house open/close	400		0%
Janitorial Supplies		150		0%
Repairs & Maintenance				
Beach Maint/Buoys	(2021 w/ 108yds)	600	0	0%
Shoreline weed control	PLM Lake & Land Mgt.	2642.92	0	0%
Dock and platform maint	Cottage Works	1500	0	0%
new toilet(s) / Misc.		500	0	0%
Launch stickers		0	0	#DIV/0!
Electric	Great Lakes Energy	1800	0	0%
Postage / Office				
Website & Tech	Ionos, HOA mgt software/.	1200	0	0%
PO Box - annual		100	0	0%
State of MI Annual		20	0	0%
Tax / Lein prep.	legal fees / returned check	1000	0	0%
Postage / annual letter w/ return envelope		250	0	0%
Membership Cookout		200	0	0%
Board Expense	Max 9 @ \$60 annually	540	0	0%
Capital Improvements				
	(line item list)	3500	0	0%
	Re-grade + crushed			
Shoreline Erosion Control OR	asphalt	2000	0	0%
Common area improvements	bathhouse floor	1500	0	0%

Total Expenses		31295.92	0	0%
Expected draw down from savings		-804.08		
Formula CK Bank end balance				
Bank Balance	5/3 Bank			
	Deposits			
	Cash			
	Check			
	Total	0	0	0