

Walnut Mews 2023 Budget APPROVED

	2023 Budget	2022 Projected	2022 Budget
INCOME	10% increase		
Dues	\$41,250	\$37,500	\$37,500
Interest Income	\$25	\$20	\$50
Utilities	\$8,000	\$9,000	\$6,000
Reserve Fund	\$17,000	\$17,000	\$17,000
TOTAL INCOME	\$66,275	\$63,520	\$60,550
EXPENSES			
ADMINISTRATION			
Accounting	\$150	\$150	\$150
Insurance	\$10,500	\$9,650	\$8,800
Management	\$4,800	\$4,800	\$4,800
Postage & Office	\$125	\$115	\$125
TOTAL ADMINISTRATION	\$15,575	\$14,715	\$13,875
REPAIRS & MAINTENANCE BUILDINGS			
Buildings	\$3,000	\$3,000	\$3,000
Fire Monitoring	\$1,300	\$1,300	\$1,250
Phone Line for Fire Monitoring	\$1,400	\$1,400	\$1,300
TOTAL REPAIRS & MAINTENANCE	\$5,700	\$5,700	\$5,550
UTILITIES			
Electricity	\$8,000	\$9,000	\$6,000
Trash Removal	\$3,500	\$3,500	\$3,500
Water	\$7,000	\$8,000	\$6,000
TOTAL UTILITIES	\$18,500	\$20,500	\$15,500
GROUNDS MAINTNENACE			
Lawn Care	\$6,000	\$5,800	\$5,125
Tree Care	\$1,000	\$400	\$1,000
Snow Removal	\$2,500	\$1,800	\$2,500
TOTAL GROUNDS MAINTENANCE	\$9,500	\$8,000	\$8,625
NET OPERATING EXPENSES	\$49,275	\$48,915	\$43,550
OPERATING INCOME Before Reserves	\$17,000	\$14,605	\$17,000
RESERVES			
Reserves Transfers	\$17,000	2023 Reserve projects	
Reserves Projects	\$8,000	Stain decks, stairs, fence etc	
TOTAL RESERVES ACTIVITY	\$9,000		
NET OPERATING INCOME	\$0		

Dues Apportionment per month	2023 10%	2022 dues
1 Halquist	\$181.16	\$164.69
2 Hoogstrate	\$181.16	\$164.69
3 Holman Carter	\$181.16	\$164.69
4 Fryberger	\$181.16	\$164.69
5 Keith	\$391.88	\$356.25
6 Gantz	\$181.16	\$164.69
7 Shestak	\$420.75	\$382.50
8 Novembre	\$181.16	\$164.69
9 Lechner	\$391.88	\$356.25
10 Garrett	\$391.88	\$356.25
11 Griffith	\$181.16	\$164.69
12 Griffith	\$181.16	\$164.69
13 White	\$391.88	\$356.25

Reserves transfer per month each unit	\$120	\$115
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Monthly dues increase 2023	10%
1 Halquist	\$16.47
2 Hoogstrate	\$16.47
3 Holman Carter	\$16.47
4 Fryberger	\$16.47
5 Keith	\$35.63
6 Gantz	\$16.47
7 Shestak	\$38.25
8 Novembre	\$16.47
9 Lechner	\$35.63
10 Garrett	\$35.63
11 Griffith	\$16.47
12 Griffith	\$16.47
13 White	\$35.63