

Walnut Mews 2024 Budget

	2024 Proposed	2023 Projected	2023 Budget	2022 Actual	2021 Actual
INCOME	10%				
Dues	\$45,375	\$41,250	\$41,250	\$37,650	\$37,800
Interest Income	\$200	\$200	\$25	\$20	\$35
Utilities	\$8,000	\$9,500	\$8,000	\$8,400	\$5,600
Reserve Fund	\$18,720	\$18,900	\$18,720	\$17,500	\$18,000
TOTAL INCOME	\$72,295	\$69,850	\$67,995	\$63,570	\$61,435
EXPENSES					
ADMINISTRATION					
Accounting	\$150	\$150	\$150	\$150	\$100
Insurance	\$11,500	\$10,800	\$10,500	\$9,650	\$8,600
Management	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Postage & Office	\$175	\$200	\$125	\$180	\$220
TOTAL ADMINISTRATION	\$16,625	\$15,950	\$15,575	\$14,780	\$13,720
REPAIRS & MAINTENANCE BUILDINGS					
Buildings	\$3,000	\$3,000	\$3,000	\$3,000	\$3,900
Fire Monitoring	\$1,350	\$1,350	\$1,300	\$1,300	\$1,250
Phone Line for Fire Monitoring	\$1,400	\$1,450	\$1,400	\$1,400	\$1,350
TOTAL REPAIRS & MAINTENANCE	\$5,750	\$5,800	\$5,700	\$5,700	\$6,500
UTILITIES					
Electricity	\$8,000	\$10,000	\$8,000	\$9,000	\$6,600
Trash Removal	\$3,700	\$3,650	\$3,500	\$3,500	\$3,350
Water	\$8,000	\$7,950	\$7,000	\$8,000	\$7,000
TOTAL UTILITIES	\$19,700	\$21,600	\$18,500	\$20,500	\$16,950
GROUNDS MAINTNENACE					
Lawn Care	\$7,500	\$9,500	\$6,000	\$5,800	\$6,500
Tree Care	\$2,000	\$2,000	\$1,000	\$400	\$2,800
Snow Removal	\$2,000	\$1,500	\$2,500	\$1,800	\$2,500
TOTAL GROUNDS MAINTENANCE	\$11,500	\$13,000	\$9,500	\$8,000	\$11,800

NET OPERATING EXPENSES	\$53,575	\$56,350	\$49,275	\$48,980	\$48,970
OPERATING INCOME Before Reserves	\$18,720	\$13,500	\$18,720	\$14,590	\$12,465
RESERVES					
Reserves Transfers	\$18,720	\$13,500	\$18,720	\$14,590	\$15,000
Reserves Projects	\$33,000	\$8,000	\$8,000	\$8,001	\$7,300
TOTAL RESERVES ACTIVITY	-\$14,280	\$5,500	\$10,720	\$6,589	\$7,700
NET OPERATING INCOME	\$0	\$0	\$0	\$0	-\$2,535

2024 Reserve projects

Stain decks & stairs, upper deck surface, repair stairs, restore ditch bank

Dues Apportionment per month	2023 10%	increase	reserves	2022 dues
1 Halquist	\$199.27	\$33.27	\$135.00	\$166.01
2 Hoogstrate	\$199.27	\$33.27	\$135.00	\$166.01
3 Redd	\$199.27	\$33.27	\$135.00	\$166.01
4 Fryberger	\$199.27	\$33.27	\$135.00	\$166.01
5 Keith	\$431.06	\$71.96	\$135.00	\$359.10
6 Gantz	\$199.27	\$33.27	\$135.00	\$166.01
7 Shestak	\$462.83	\$77.27	\$135.00	\$385.56
8 Novembre	\$199.27	\$33.27	\$135.00	\$166.01
9 Lechner	\$431.06	\$71.96	\$135.00	\$359.10
10 Garrett	\$431.06	\$71.96	\$135.00	\$359.10
11 Griffith	\$199.27	\$33.27	\$135.00	\$166.01
12 Griffith	\$199.27	\$33.27	\$135.00	\$166.01
13 White	\$431.06	\$71.96	\$135.00	\$359.10

Reserves transfer per month each unit	\$135	\$15		\$115
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