

**WALNUT ESTATES HOMEOWNERS ASSOCIATION  
GRAND JUNCTION, CO 81504  
FINANCIAL STATEMENT YEAR TO DATE SEPTEMBER 30, 2023**

BOOK BALANCE AS OF JANUARY 2023: \$ 6,223.98

83 MEMBERS	DUES RECEIVED	\$ 16,624.00
	668 Muirfield reimb. Cert. mail	\$5.00
INCOME BEFOR EXPENSES		\$ 22,852.98

## LESS EXPENSES

INSURANCE-DIR AND OFFICERS	\$	1,104.00	
INSURANCE-GENERAL LIABILITY	\$	617.60	
LANDSCAPING	\$	3,950.00	
BENCH REPLACE VALVE AUG.	\$	60.32	
a. Nov. 2022 unpaid invoice Bench	\$	790.00	
b. 656 Turnberry V-pan/ Adcock	\$	2,215.00	
c. 656 turnberry fence/ Henni	\$	450.00	
ANNUAL MEETING	\$	50.00	
POST OFFICE BOX	1YEAR	\$	194.00
SIGNS			
TAX FILING	\$	120.00	
STATE REGISTRATION	\$	20.00	
DORA	\$	30.00	
WORD PRESS	\$	84.00	
STAMPS	\$	115.00	
23 LATE DUES AND CERTIFIED MAIL	\$	114.95	
SUPPLIES AND DOGGIE BAGS	\$	383.89	
TRANSFER TO RESERVE ACCOUNT			

BOOK BALANCE AS OF SEPTEMBER 30, 2023: \$ 12,554.22

RESERVE ACCOUNT YEAR TO DATE 2022:	\$ 3,505.43
TRANSFER FROM CHECKING ACCOUNT	\$ 2,000.00
INTEREST TO DATE	\$ 62.87
	<u>\$ 5,568.30</u>