

**WALNUT ESTATES HOMEOWNERS ASSOCIATION**  
**GRAND JUNCTION, CO 81504**  
**2024 FINANCIAL REPORT**

|   |                    |
|---|--------------------|
| BOOK BALANCE AS OF DECEMBER 31ST 2023:    | \$ 8,408.22        |
| 84 MEMBERS      DUES RECEIVED      81.5   | \$ 16,300.00       |
| LATE DUES COLECTED                        | \$ 24.00           |
| INCOME:                                   | <hr/> \$ 24,732.22 |
|   |                    |
| EXPENSES:      INSURANCE-DIR AND OFFICERS |                    |
| INSURANCE-GENERAL LIABILITY               | \$ 1,092.00        |
| LANDSCAPING                               | \$ 525.00          |
| a. IRRIGATION VALVE REPAIR                | \$ 212.41          |
| ANNUAL MEETING                            | \$ 50.00           |
| POST OFFICE BOX      1YEAR                | \$ 200.00          |
| CERTIFIED MAIL/LATE NOTICES               | \$ 40.64           |
| TAX FILING                                | \$ 125.00          |
| STATE REGISTRATION                        | \$ 10.00           |
| DORA                                      |                    |
| WORD PRESS                                | \$ 84.00           |
| STAMPS & COPIES                           | \$ 199.56          |
| SUPPLIES AND DOGGIE BAGS                  | \$ 247.97          |
| TOTAL EXPENSES:                           | <hr/> \$ 2,786.58  |

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|-----------------------------------|--------------------|
| BOOK BALANCE AS OF JUNE 30, 2024: | <hr/> \$ 21,945.64 |
|-----------------------------------|--------------------|

|                                    |                   |
|------------------------------------|-------------------|
| RESERVE ACCOUNT YEAR TO DATE 2022: | \$ 3,505.43       |
| TRANSFERS FROM CHECKING ACCOUNT    | \$ 4,000.00       |
| INTEREST TO DATE                   | \$ 131.58         |
| RESERVE ACCOUNT AS OF JUNE 2024    | <hr/> \$ 7,637.01 |