

**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	84	\$ 16,800.00
	LATE DUES COLECTED		\$72.00
	TRANSFER TO RESERVE ACCOUNT		(\$10,000.00)

INCOME: \$ 15,280.22

EXPENSES:	INSURANCE-DIR AND OFFICERS		\$ 1,349.00
	INSURANCE-GENERAL LIABILITY		\$ 1,092.00
	LANDSCAPING		\$ 2,350.00
	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		\$ 43.00
	WORD PRESS		\$ 84.00
	STAMPS /COPIES	ENVELOPES	\$ 549.67
	SUPPLIES AND DOGGIE BAGS		\$ 247.97

TOTAL EXPENSES: \$ 6,353.69

BOOK BALANCE AS OF DECEMBER 31, 2024: \$ 8,926.53

RESERVE ACCOUNT YEAR TO DATE 2022:	\$ 3,505.43
TRANSFERS FROM CHECKING ACCOUNT	\$ 14,000.00
INTEREST TO DATE	\$ 200.16
RESERVE ACCOUNT AS OF NOVEMBER 2024	\$ 17,705.59