

**WALNUT ESTATES HOMEOWNERS ASSOCIATION
GRAND JUNCTION, CO 81504
2026 BUDGET**

BOOK BALANCE AS OF DECEMBER 31, 2025: \$ 17,805.63

84 DUES @ 150 \$ 12,600.00

TOTAL INCOME \$ 30,405.63

LESS EXPENSES

- INSURANCE-DIR AND OFFICERS \$ 1,092.00
- INSURANCE-GENERAL LIABILITY \$ 1,500.00
- LANDSCAPING \$ 6,500.00
- ANNUAL MEETING \$ 75.00
- HOST GATOR - 3 YEARS PAID IN 2025
- POST OFFICE BOX \$ 210.00
- CERTIFIED MAIL/LATE NOTICES \$ 25.00
- TAX FILING \$ 135.00
- FEDERAL TAX FOR 2025 \$ 33.00
- STATE TAX FOR 2025 \$ 7.00
- STATE REGISTRATION \$ 25.00
- DORA \$ 44.00
- WORD PRESS - 2 YEARS PAID IN 2025
- STAMPS/COPIES/ENVELOPES \$ 300.00
- SUPPLIES AND DOGGIE BAGS \$ 140.00
- MISCELLANEOUS \$ 200.00

TOTAL EXPENSES: \$ 10,286.00

BOOK BALANCE FOR YEAR END 2026: 20,119.63

RESERVE ACCOUNT JANUARY 1, 2026:	\$ 17,912.40
Estimated Interest	\$ 205.00
RESERVE ACCOUNT AS OF DECEMBER 31, 2026	<u>\$ 18,117.40</u>