

Walnut Valley Budget 2008		Budget'07	Budget '08
Total lots=106	26 lots is phase II+80 in phase I	<b>2007</b>	<b>2008</b>
	assesment for year	\$165	\$173
	Total lots in Walnut Valley	104	106
<b>Revenue</b>	Fee Income budget	\$17,091	\$18,338
	Late Fee	\$0	\$500
	Other Income	\$0	\$0
<b>Total Revenues</b>		\$17,091	\$18,838
<b>Expenses</b>	<b>Grounds Maintenance</b>		
<b>Maintenance</b>	Landscape Maintenance	\$3,500	
<b>Improvement</b>	<b>Mowtown</b>		\$1,200
<b>&amp; Activities</b>	<b>Tuff Turf</b>		
	Flowerbed area annualy		\$600
	Turf Area annually		\$420
	Misc landscape-pruning/trees		\$100
	Landcape improvements	\$500	\$698
	Sprinkler repair	\$500	\$200
	Sprinkler turn on/winterization		\$200
	<b>Total Grounds Maint/Repair</b>	\$4,650	\$3,418
	<b>Other Expenses</b>	\$0	
	Signing/child at play	\$0	\$150
	Social Activity	\$0	\$0
	Website	\$0	\$120
	Annual Garage sale advertisement	\$0	\$50
	Common area neighborhood sign reserve		
	<b>Total Misc Expenses &amp; Activities</b>	\$0	\$320
<b>Total All Non-Operating Expenses</b>		<b>\$4,650</b>	<b>\$3,738</b>
<b>Operating Expenses</b>	Management Fees (including extra svcs)	\$8,100	\$9,250
	Compiance Program	\$0	\$750
	Insurance	\$1,650	\$1,700
	Legal	\$500	\$300
	Accounting/Audit	\$300	\$325
	Bank Charges	\$0	\$50
	Reserve Transfer	\$800	\$800
	Office Supply	\$700	\$1,100
	Newsletter	\$0	\$525
	Water	\$790	\$300
<b>Total Operating Expenses</b>		\$12,840	\$15,100
<b>Grand Total All Expenses</b>		\$17,490	\$18,838
<b>Excess Revenues over expenses</b>		-\$399	\$0

The dues will be billed semi annually at a rate of \$86.50 which totals \$173 for the year.