

## AGENDA

### Walnut Grove Homes Association Board of Directors Meeting (Regular)

Tuesday, December 11, 2012  
7:00 p.m.

Lussier Community Center  
Madison, WI 53717

- I. Welcome
- II. Appointment of Interim Secretary (in absence of Mary Nellis)
- III. Quorum
- IV. Review & Approval of October 28 Meeting Minutes
- V. Committee Reports
  - Treasurer (T. Wall)
  - Greenways (E. Lewandowski)
  - Communications/Block Captains (M. Battaglia)
  - Social (K. McComb)
  - ACC (deferred in absence of D. Clearwood)
- VI. Old Business
  - Resignation of K. Raab (E. Lewandowski)
  - Legal/Liability Issues Update (E. Lewandowski)
  - New Board Member Search (E. Lewandowski)
  - IRS 501 (c) (4) Status Update (K. Raab)
  - Organizational Process Improvement update (E. Lewandowski)
  - Dog Park Update (K. McComb)
- VII. New Business
  - Annual Meeting Topics
  - Next Meeting
- VIII. Adjourn

Subj: **WGHA 2013 Draft Budget**  
Date: 11/26/2012 8:12:35 P.M. Central Standard Time  
From: [wall7309@tds.net](mailto:wall7309@tds.net)  
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Attached please find the first pass at our 2013 budget (refer to the column at the far right). This column is a mix of unhighlighted and yellow highlighted cells. The unhighlighted cells are budget amounts that I believe to be very predictable and should be good estimates for next year based on normal activity with predictable trends. The yellow highlighted cells are merely estimates, I look for your input on finalizing these line items. Note the following.

- 1) Annual dues are left unchanged (\$60 & \$30).
- 2) We had no electrical work done this year. I've budgeted an amount that will allow us to "catch up" on 2012 and provide for 2013 improvements.
- 3) Greenways maintenance. Again, a higher 2013 budget amount to allow us to catch up on work not done in 2012.
- 4) Community donations. Mary raised the question recently about whether we had made a donation to Lussier in 2012, they received \$200 in January.

Similar to last year's budget, this 2013 draft budget would draw down our reserve to around \$20,000 by 12/31/13 which seems to be a reasonable cushion.

Tom

Tuesday, December 11, 2012 AOL: Eclewandow

<b>Walnut Grove Homes Association</b>							
<b>FINAL 2012 Budget</b>							
<b>Full Year 2011 Results</b>							
						<b>FINAL</b>	
		<b>2010</b>	<b>2011</b>	<b>2011</b>	<b>2011</b>	<b>2012</b>	
		<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual vs Budget</b>	<b>Budget</b>	
BEGINNING CASH BALANCE		36,221.76	38,997.88	38,997.88		27,529.49	
INCOME							
Membership dues current year		19,875.00	17,700.00	18,120.00	(420.00)	18,120.00	Dues kept at 60/30
Membership dues prior years		210.00	945.00	-	945.00	-	
Dividend income		4.80	-	-	-	-	
Interest income		123.71	201.91	200.00	1.91	100.00	*
Other income				-	-	-	
City grant					-		
Total Income		20,213.51	18,846.91	18,320.00	526.91	18,220.00	
EXPENSES							
Insurance		909.00	909.00	910.00	1.00	910.00	
Electric utilities		1,887.82	1,892.66	2,000.00	107.34	2,000.00	
Water & sewer		695.60	773.10	725.00	(48.10)	800.00	
Bank charges		45.08	8.30	25.00	16.70	25.00	
Block captains		527.75	-	500.00	500.00	500.00	
Circles reimbursement		58.92	200.00	200.00	-	200.00	
Circle Renovation Projects		-	1,020.00	1,500.00	480.00	1,500.00	
Greenways							
Electrical work		460.80	2,487.72	1,500.00	(987.72)	3,500.00	
Greenway Improvements		-	8,175.00	10,000.00	1,825.00	-	
Maintenance		8,991.50	10,949.26	15,400.00	4,450.74	13,000.00	
Miscellaneous		685.36	154.88	250.00	95.12	150.00	
Newsletter/publications		265.08	106.64	300.00	193.36	200.00	
Postal		650.45	604.20	650.00	45.80	500.00	
Community donations		200.00	100.00	200.00	100.00	400.00	
Website		108.90	146.88	125.00	(21.88)	160.00	
Social		1,951.13	2,787.66	2,250.00	(537.66)	2,700.00	
Total Expenses		17,437.39	30,315.30	36,535.00	6,219.70	26,545.00	
Net inflows (outflows)		2,776.12	(11,468.39)	(18,215.00)	6,746.61	(8,325.00)	
ENDING CASH BALANCE		38,997.88	27,529.49	20,782.88	6,746.61	19,204.49	
Cash Summary							
		12/31/2011	12/31/2010				
M&I checking		392.96	1,467.06				
M&I savings		7,136.53	7,530.82				
M&I CD due 7/13/11			10,000.00				
M&I CD due 7/13/11			10,000.00				
M&I CD due 1/13/12		10,000.00					
M&I CD due 1/7/12		10,000.00	10,000.00				
		27,529.49	38,997.88				
M&I Park Fund		2,812.93	2,811.64				

<b>Walnut Grove Homes Association</b>				
<b>FINAL 2012 Budget</b>				
<b>Full Year 2011 Results</b>				
			<b>2011</b>	<b>2012</b>
			<b>Actual</b>	<b>Budget</b>
BEGINNING CASH BALANCE			38,997.88	27,529.49
INCOME				
Membership dues current year			17,700.00	18,120.00
Membership dues prior years			945.00	-
Interest income			201.91	100.00
Other income			-	-
	Total Income		18,846.91	18,220.00
EXPENSES				
Insurance			909.00	910.00
Electric utilities			1,892.66	2,000.00
Water & sewer			773.10	800.00
Bank charges			8.30	25.00
Block captains			-	500.00
Circles reimbursement			200.00	200.00
Circle Renovation Projects			1,020.00	1,500.00
Greenways				
	Electrical work		2,487.72	3,500.00
	Greenway Improvements		8,175.00	-
	Maintenance		10,949.26	13,000.00
Miscellaneous			154.88	150.00
Newsletter/publications			106.64	200.00
Postal			604.20	500.00
Community donations			100.00	400.00
Website			146.88	160.00
Social			2,787.66	2,700.00
	Total Expenses		30,315.30	26,545.00
	Net outflows		(11,468.39)	(8,325.00)
ENDING CASH BALANCE			27,529.49	19,204.49
<b>Cash Summary</b>				
			<b>12/31/2011</b>	<b>12/31/2010</b>
M&I checking			392.96	1,467.06
M&I savings			7,136.53	7,530.82
M&I CD due 7/13/11			-	10,000.00
M&I CD due 7/13/11			-	10,000.00
M&I CD due 1/13/12			10,000.00	-
M&I CD due 1/7/12			10,000.00	10,000.00
			27,529.49	38,997.88
M&I Park Fund			2,812.93	2,811.64