

WALNUTWAY CONSERVATION CORPORATION
BOARD OF DIRECTORS
Meeting Agenda
October 20, 2025

5:30pm

- I. Call to order
- II. Approval of September 2025 Minutes
- III. Executive Director Report
- IV. Open Items
- V. Adjourn Meeting

Walnut Way Conservation Corp
September 22, 2025
Board Minutes
5:30 pm

Attendees: LaVonda Graham, Emonia Barnett, Monique Graham, Dea Wright, Heidi Moore, Earl Ingram, Antonio Butts, Dextra Hadnot
Not Present: X'Zayvion McCoy

I. Call to order at 5:41pm by Board Chair LaVonda Graham

II. Approval of August minutes with correction, motion to approve by Dea, seconded by Emonia motion carried.

III. Executive Director Report:

Executive Director Report – September - Per August meeting tasks and motions)

Financials and Audit Preparation

Work on the organizational financials is ongoing. We will need to convene a Finance Committee meeting before the close of this month to begin reviewing matters in preparation for next month. This will include participation from the County team. Current financials reflect progress being made, and we can review details during this Board meeting. An additional item for discussion will be scheduling audit preparation. I recommend we select a date during this meeting, with the aim to meet at the start of next month.

Finance meeting to be held on 9/30 or 10/2. Antonio to follow up with X'Zayvion to solidify.

Sale of 15th Street property

The task to move forward with the sale of the property is progressing. We have finalized all legal preparations with our attorney, and the property is now ready for full promotion and to begin receiving offers. Notices have been sent to multiple Realtors who are aware of the opportunity to list and promote the sale. This fulfills the directive approved by Board motion.

Signage is needed and outstanding

Zilber (or development) Proposal

The Zilber development proposal is included in this packet for Board review and feedback. The key decisions to be made are:

- Which partner would the Board like to engage with for this opportunity.
- What type of Board structure or development approach the Board wishes to pursue.

This proposal presents notable options and requires Board discussion for next steps. See below-Zilber

Harvest Day Event

Planning for the Harvest Event continues with improved stability and clarity on uncertain pieces. We have secured a commitment from the headline entertainment act and are building around that with additional programming, including a talent show and other community activities. With these foundational elements in place, project planning is moving forward as scheduled.

Culture by Design will do marketing and promotions. Team will work with on-site vendors. Date is October 25, 10-3pm in Johnson's Park. Will 20th street be blocked off from Fond du lac to Brown St.

Capital Projects

- Work on the IWC Auxiliary parking lot is progressing on schedule and is expected to be completed within the next two weeks. Core paving will be finished in this period, followed by installation of fencing and lighting. This project continues to strengthen neighborhood infrastructure and accessibility.

- Progress on the four-plex properties remains steady. A challenging tenant matter was successfully resolved, ensuring continuity and stability for the project.

In process of adding a new roof on the four-plex property.

On 8th Street, HVAC and carpentry approvals have been secured, and the building is moving into the final stages of drywall, fixtures, and hardware. From there, work will proceed directly to Albany Street, where Phase One is ready to begin with demolition and framing.

- The MKE Homes initiative is advancing well with active construction and rehabilitation. The 15th Street property is positioned for sale, with additional marketing efforts in progress to complete that transaction. A key organizational goal remains to close the remaining properties by the end of 2025, ensuring a strong pipeline of work continuing into 2026.

Board would like to see the 15th St. property and a date will be identified.

Programs & Community Engagement

- In Lindsay Heights, outreach and engagement remain strong through housing initiatives, follow-up surveys, and resident calls related to home repair needs. This feedback loop is strengthening connections with residents and shaping future programming.

- Progress in the gardens continues at a steady pace, positioning the community for a rich harvest season. Preparations are actively underway for Harvest Day, which will showcase our collective work and community resilience later this year.

- Beyond the neighborhood, Walnut Way's environmental justice and infrastructure work continues to grow in visibility. Most recently, a cohort of Lindsay Heights residents participated in the Energy University event in Madison, with additional advocacy opportunities upcoming across the city and state. Through these efforts, Walnut Way's presence, partnerships, and leadership remain highly visible in the spaces where community voices are most needed.

- Our initiative to expand affordable Wi-Fi access is also building momentum, with new sites coming online and partnerships deepening to help close the digital divide for residents.

Partnerships & Funding

- Our partnership with the Zilber Family Foundation continues to advance productively on two important fronts. First, Walnut Way has been awarded \$150,000 this year to support organizational development at board level and operational level. This plan will be brought forward for Board review and implementation.

Board will meet Friday 9/26 at 3pm to discuss.

- Second, after extensive engagement over the spring and summer, Zilber has confirmed their commitment to review and support a two-year proposal totaling \$600,000 for 2026 and 2027.

This represents a meaningful shift, as last year they provided only one year of funding. The

proposal for this multi-year support is due in November.

- These commitments reflect a strong and growing relationship with Zilber, and our efforts in this space have been fruitful. Funding will continue to prioritize leadership development, capacity building, and long-term sustainability for the organization.

Organizational Development

- Drafting of the employee handbook is nearly complete, with a final version expected to advance to the board for approval.

Finance Committee (unchanged)

- The Finance Committee is reviewing several key items, including audit approval, updated receivables and payables, and preparation for the next reporting cycle. The committee will reconvene before the end of August to finalize this work and ensure a complete financial picture is ready for the September meeting. Overall, finances remain in line with expectations, with minor budget adjustments and outlook updates planned for the remainder of 2025 and into 2026. Finance meeting will take place on 9/30 or 10/2 (see above).

Other Business: WW to meet with MPS Superintendent on 9/23 from 3-5pm at IWC.

Adjourn Meeting – motion to adjourn at 7:02pm by Dea second by Monique. Motion carried. Next meeting is October 20, 2025, at 5:30pm.

1. Executive Director Report – September - *Per August meeting tasks and motions*

Financials and Audit Preparation

The Finance Committee has not yet convened for its October meeting. Efforts are underway to improve coordination and scheduling to ensure future meetings are timely and effective. Despite the delay, the committee's expectations remain clear, and assigned operational tasks—such as cleaning up receivables and payables, updating the balance sheet, and addressing audit-related approvals—are actively being executed in alignment with those expectations.

To enhance efficiency and integration, additional team members will support meeting coordination. Mr. Hadnot will lead the effort to organize the Finance Committee meeting and collaborate with the accounting team to prepare necessary reports. Antonio will continue to assist as needed, ensuring questions are addressed and responsibilities are fulfilled. Going forward, the Executive Leadership team—including the Associate Director and Assistant Executive Director—will take a more active role in driving financial processes, including oversight of reporting and compliance.

Several major receivables have been received, significantly improving Walnut Way's cash position—now over \$800,000 in the bank—with additional funds expected before year-end. This strengthens cash flow and supports operational coverage well into 2026.

A draft 2026 budget is in place, and key financial tasks—such as reconciliations and updates to accounts receivable/payable—have been completed, resulting in cleaner, more accurate financials. The Zilber operational funding proposal was submitted early with full team input. Mr. Hadnot will coordinate with the accounting team, supported by Ms. Jerrylynn, while Antonio will assist with reporting and financial details. Responsibilities will be shared more evenly to ensure smooth preparation and alignment.

Walnut Way is well-positioned to close 2025 strong, with continued fundraising needed to sustain momentum into 2026.

Sale of 15th Street property

The sale process for the 15th Street property continues to advance. All legal preparations have been finalized with our attorney, and the property is now officially listed. Signage is scheduled to be placed on-site this week to support promotional efforts. Several prospective buyers have already begun viewing the property. While no personal connections to these candidates are known at this time, interest is building, and we anticipate further engagement in the coming weeks. This activity aligns with the directive approved by Board motion and reflects positive momentum in the sale process.

Harvest Day Event

Planning for the Harvest Day Event continues to progress with strong momentum. All staff are actively engaged, with clear roles and assignments contributing to a coordinated, all-hands-on-deck effort. Street signage and yard signs have been distributed and are visible throughout the community, helping to promote the event. With foundational elements—including headline entertainment, a talent show,

and community activities—already in place, the event is shaping up to be well-organized and impactful. The focus now is on maximizing community participation, so board members and staff are encouraged to continue spreading the word. All systems are set to go for a successful event day

2. Capital Projects

- Work on the IWC Auxiliary parking lot is nearing completion. All concrete has been fully installed, and the team is now focused on finalizing fencing and installing markers. With the critical path completed, this major infrastructure project is considered substantially closed, marking a significant milestone after extended delays.
- Progress on the four-plex properties remains steady. A challenging tenant issue was successfully resolved, and the next phase will prioritize roof replacements. Repairs will be guided by the inspection report to address smaller fixes across the property. Roofing work is expected to begin within two weeks.
- On North 8th Street, the building is in the final stages of fixtures and cabinetry installation, with most major work completed. Focus will soon shift to the Albany Street project, where Phase One is ready to begin with demolition and framing.
- The MKE Homes initiative continues to advance well, with active construction and rehabilitation underway. The 15th Street property is listed for sale, and marketing efforts are ongoing to complete the transaction.
- Additionally, Walnut Way is engaging an architect to begin visioning for the 1414 W. Fond du Lac project. A board session will be scheduled to discuss potential uses and development strategies for the site. Early conversations are also underway regarding the former SDC building on North Avenue, including discussions with the lender and stakeholders about its future disposition and potential acquisition, contingent on a viable plan and performance model.
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3. Programs & Community Engagement

- Outreach and engagement efforts in Lindsay Heights continue to thrive. Weekly Tuesday meetings remain active, providing a consistent space for residents to share housing concerns directly with the Environmental Justice team and Housing Coordinator. These interactions are being documented and compiled into an aspirational list to inform future programming.
- Community engagement also includes collaboration with partner organizations to distribute information and coordinate on additional projects and programs. Wellness and exercise initiatives within the community building remain stable and ongoing, contributing to consistent community-building efforts.
- Walnut Way's Environmental Justice and Infrastructure (EJI) work continues to build momentum. A major community meeting focused on environmental justice is scheduled for November 1st at North Division High School. This event will feature Dr. Mirer from the Medical College of Wisconsin and other key stakeholders, offering residents an opportunity to learn, ask questions, and engage with advocacy efforts.
- The affordable Wi-Fi initiative is also progressing well. Walnut Way has partnered with the Martin Luther King Economic Development Corporation to provide Wi-Fi access in their multi-unit apartment

buildings. Pilot testing and installations are underway, with the goal of delivering reliable, affordable internet to residents facing access barriers.

4. Partnerships & Funding

- Walnut Way's partnership with the Zilber Family Foundation continues to progress on multiple fronts. The operational proposal for \$600,000 over two years (2026–2027) was submitted early and is under active review. This represents a meaningful expansion from last year's one-year funding commitment. Additionally, a separate proposal focused on organizational capacity building is still being considered and may be added to the operational grant or revisited in spring 2026.
- Significant receivables have been received from key partners, including \$450,000 from the Energy Foundation, which serves as a major catalyst for 2026 planning. The Bradley Foundation has also completed its \$70,000 grant disbursement. These funds position Walnut Way to move forward with confidence, supported by a strong base of network relationships.
- All grant reports for the Public Service Commission, Build US, and other partners have been completed and are in compliance. Looking ahead, Walnut Way plans to more fully leverage available Public Service Commission resources, particularly for affordable Wi-Fi expansion and the ongoing energy feasibility study.
- As part of the MKE Homes initiative, the organization is also evaluating the financial outlook from property sales, with anticipated proceeds contributing to future funding strategies. Outstanding receivables from the City of Milwaukee—estimated at over \$100,000—are currently being worked through to ensure full reconciliation.
- Walnut Way continues to maintain strong collaborative relationships with partners such as the Reclaiming Our Neighborhoods Coalition, Elevate, Slipstream, and the Green Economy Coalition. These partnerships reflect Walnut Way's commitment to both independence and interdependence, enabling the organization to pursue individual and collective funding opportunities that support long-term resilience and impact.
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5. Organizational Development

- The employee handbook has been finalized, printed, and distributed to all staff. In addition, confidentiality agreements have been issued and received. Orientation for the Blue Skies team is still pending, and efforts are underway to ensure they are onboarded and aligned with organizational standards.
- Staff evaluations have also progressed, with several completed and others still in process. Notably, evaluations for Eric (Blue Skies team) and Alysha (HR Manager) are pending. These evaluations will help establish a consistent framework for performance reviews moving forward and are expected to be finalized before the end of the current quarter.
- Internally, Walnut Way is working to improve the distribution and delegation of responsibilities across departments. Teams are aligning more closely around key functions such as compliance, finance, and project management. This restructuring aims to enhance operational clarity and accountability.

- Additional support is being introduced to strengthen meeting management, project coordination, and board engagement. The operations team will benefit from increased board support, while leadership will take on expanded roles in reporting and compliance oversight. These efforts are part of a broader strategy to ensure transparency, efficiency, and alignment across all organizational functions.

6. Development and Fundraising outlook

Funding Outlook Remainder of 2025	Amount	Type	Notes
Energy Foundation	450, 000	Grant	Received
Ascencion	20,000	Grant	On the way..
WI Can	20,000	Grant	Received
MKE Homes	150,000	Reimbursement	On the way..
WIFI (WPSC)	250,000	Reimbursement	On the way..
Solar Feasibility (WPSC)	180,000	Grant	On the way..
Blue Skies Landscaping	140,000	Services	On the way..
Zilber	150,000	Grant	On the way..
Utility Intervenor Compensation	50,000	Reimbursement	On the way..
Est Total	\$1,270,000		

Balance Sheet

Walnut Way Conservation Corp

As of October 20, 2025

DISTRIBUTION ACCOUNT		TOTAL
Assets		
Current Assets		
Bank Accounts		
10028 BMO Harris Bank 9157		885,940.97
10040 PayPal Account		35,180.76
10030 Columbia Svgs & Loan-CD 2648		4,631.98
QuickBooks Checking Account		2,286.90
10022 Self-Help CU MM_3117		818.49
10010 Self-Help CU - Checking_9897		134.51
10015 Seaway Bank MM - 0081902601		0.00
10020 Seaway Bank - Money Market-8680		0.00
10025 Seaway Bank - CD 0870		0.00
10045 Wells Fargo Bank, N.A.-Saving		0.00
10046 WWCC Wells Fargo -7015		0.00
10055 Petty Cash - Farmers Market		0.00
10056 Operating Account		0.00
10061 Cash on hand		0.00
Total for Bank Accounts		\$928,993.61
Accounts Receivable		\$196,900.24
Other Current Assets		\$39,411.50
Total for Current Assets		\$1,165,305.35
Fixed Assets		\$5,468,935.55
Other Assets		\$14,008.99
Total for Assets		\$6,648,249.89
Liabilities and Equity		
Liabilities		
		\$652,216.44
Equity		
		\$5,996,033.45
Total for Liabilities and Equity		\$6,648,249.89

Profit and Loss YTD Comparison - copy

Walnut Way Conservation Corp

January 1-October 20, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - OCT 20 2025	JAN 1 - OCT 20 2024 (PY)	% CHANGE (PY)
Income			
40100 Grants & Contributions	\$1,578,028.32	\$2,129,372.75	-25.89 %
40200 Earned Revenues	\$405,197.29	\$269,038.28	50.61 %
40600 Real Estate / Property Management	\$175,999.74	\$159,578.56	10.29 %
40510 Miscellaneous Revenue	\$4,936.31	\$75,741.48	-93.48 %
40300 Investments	\$1.95	\$348.22	-99.44 %
40220 Other Support		16,015.00	-100.0 %
40400 Special Events	-\$900.00	\$108.00	-933.33 %
Total for Income	\$2,163,263.61	\$2,650,202.29	-18.37 %
Cost of Goods Sold	\$10,709.09	\$7,003.34	52.91 %
Gross Profit	\$2,152,554.52	\$2,643,198.95	-18.56 %
Expenses			
50950 Administration / Operational Cost		\$9,203.18	-100.0 %
50200 Professional Fees & Services	\$839,756.76	\$537,320.63	56.29 %
50560 Maintenance & Repairs	\$246,370.07	\$285,939.25	-13.84 %
50840 Grants to other Organizations	\$136,343.40	\$21,436.00	536.05 %
50225 Office Expense	\$123,493.22	\$124,197.59	-0.57 %
50535 Insurance	\$37,552.43	\$75,317.37	-50.14 %
5300 Projects and Programs	\$37,051.29	\$66,410.04	-44.21 %
50400 Equipment	\$13,091.80	\$24,661.28	-46.91 %
50500 Taxes, Fees, Permits, Licenses	\$2,012.83	\$3,823.23	-47.35 %
50591 Staff Development	\$1,578.47	\$7,110.02	-77.8 %
50527 Catering & Refreshments	\$882.88	\$1,060.04	-16.71 %
50528 Advertising/Publicity	\$42.45	\$3,581.13	-98.81 %
50841 Assistance to Others		2,009.60	-100.0 %
Total for 50950 Administration / Operational Cost	\$1,438,175.60	\$1,162,069.36	23.76 %
Payroll Expenses	\$794,442.28	\$701,904.12	13.18 %
50590 Interest Expense	6,423.02	31,246.95	-79.44 %
50999 Unclassified Expenses		4,150.00	-100.0 %
Total for Expenses	\$2,239,040.90	\$1,899,370.43	17.88 %
Net Operating Income	-\$86,486.38	\$743,828.52	-111.63 %
Other Income			
Other Expenses		\$12,112.09	-100.0 %
Net Other Income		-\$12,112.09	100.0 %
Net Income	-\$86,486.38	\$731,716.43	-111.82 %

WWCC - Budget vs. Actuals FY25
January 1-December 31, 2025

DISTRIBUTION ACCOUNT	JAN 1 - JAN 31 2025			FEB 2025 - APR 2025			MAY 2025 - JUL 2025			AUG 2025 - OCT 2025			NOV 1 - DEC 31 2025			TOTAL		
	ACTUAL	BUDGET	PERCENT REMAINING	ACTUAL	BUDGET	PERCENT REMAINING	ACTUAL	BUDGET	PERCENT REMAINING	ACTUAL	BUDGET	PERCENT REMAINING	ACTUAL	BUDGET	PERCENT REMAINING	ACTUAL	BUDGET	PERCENT REMAINING
Income																		
40100 Grants & Contributions	10,152.11	6,500.01	-56.19 %	469,816.37	343,500.03	-36.77 %	458,060.20	399,500.03	-14.66 %	90,269.50	949,500.03	90.49 %	162,999.90	100.0 %	\$1,028,298.18	\$1,862,000.00	44.77 %	
40200 Earned Revenues	25,385.00	44,583.34	43.06 %	181,401.70	133,750.02	-35.63 %	35,520.01	133,750.02	73.44 %	24,169.27	133,750.02	81.93 %	89,166.60	100.0 %	\$266,475.98	\$535,000.00	50.19 %	
40600 Real Estate / Property Management	5,726.22	13,707.63	58.23 %	22,524.46	29,127.82	22.67 %	29,726.06	207,103.27	85.65 %	17,646.78	208,617.08	91.54 %	2,833.30	100.0 %	\$75,623.52	\$461,389.10	83.61 %	
40510 Miscellaneous Revenue	4,921.31	0.00		15.00	0.00			0.00			0.00		0.00		\$4,936.31	\$0.00		
40300 Investments	1.95														\$1.95			
40400 Special Events		3,716.67	100.0 %		11,150.01	100.0 %		11,150.01	100.0 %	-850.00	11,150.01	107.62 %	7,433.30	100.0 %	-\$850.00	\$44,600.00	101.91 %	
Total for Income	46,186.59	68,507.65	32.58 %	673,757.53	517,527.88	-30.19 %	523,306.27	751,503.33	30.37 %	131,235.55	1,303,017.14	89.93 %	262,433.10	100.0 %	\$1,374,485.94	\$2,902,989.10	52.65 %	
Cost of Goods Sold		0.00			0.00			0.00			0.00		0.00			\$0.00		
Gross Profit	46,186.59	68,507.65	32.58 %	673,757.53	517,527.88	-30.19 %	523,306.27	751,503.33	30.37 %	131,235.55	1,303,017.14	89.93 %	262,433.10	100.0 %	\$1,374,485.94	\$2,902,989.10	52.65 %	
Expenses																		
50950 Administration / Operational Cost		0.00			0.00			0.00			0.00		0.00			\$0.00		
50200 Professional Fees & Services	36,353.14	68,312.25	46.78 %	228,596.47	281,366.34	18.75 %	140,243.23	210,056.92	33.24 %	200,855.09	280,963.49	28.51 %	136,199.80	100.0 %	\$606,047.93	\$976,898.80	37.96 %	
50225 Office Expense	13,217.67	20,166.83	34.46 %	40,348.73	49,041.74	17.73 %	27,496.74	37,892.34	27.43 %	31,576.37	35,196.78	10.29 %	17,797.20	100.0 %	\$112,639.51	\$160,094.89	29.64 %	
50560 Maintenance & Repairs	3,800.00	21,318.42	82.18 %	37,661.44	54,674.96	31.12 %	24,871.75	54,249.96	54.15 %	17,706.79	53,949.96	67.18 %	35,866.80	100.0 %	\$84,039.98	\$220,060.10	61.81 %	
5300 Projects and Programs	3,013.87	3,866.68	22.06 %	5,366.20	11,600.04	53.74 %	16,528.07	11,600.04	-42.48 %	3,047.94	11,600.04	73.72 %	7,733.20	100.0 %	\$27,956.08	\$46,400.00	39.75 %	
50535 Insurance	5,537.50	4,916.67	-12.63 %	7,976.91	14,750.01	45.92 %	3,474.90	14,750.01	76.44 %	7,089.37	14,750.01	51.94 %	9,833.30	100.0 %	\$24,078.68	\$59,000.00	59.19 %	
50400 Equipment	8,537.66	14,791.67	42.28 %	1,831.43	44,375.01	95.87 %	1,241.22	44,375.01	97.2 %	868.85	44,375.01	98.04 %	29,583.30	100.0 %	\$12,479.16	\$177,500.00	92.97 %	
50840 Grants to other Organizations		16,666.67	100.0 %	10,000.00	50,000.01	80.0 %		50,000.01	100.0 %	252.00	50,000.01	99.5 %	33,333.30	100.0 %	\$10,252.00	\$200,000.00	94.87 %	
50500 Taxes, Fees, Permits, Licenses	254.00	1,741.68	85.42 %	508.00	5,225.04	90.28 %	-92.64	6,014.04	101.54 %	102.51	5,225.04	98.04 %	3,483.20	100.0 %	\$771.87	\$21,689.00	96.44 %	
50591 Staff Development	750.00	666.67	-12.5 %		2,000.01	100.0 %		2,000.01	100.0 %		2,000.01	100.0 %	1,333.30	100.0 %	\$750.00	\$8,000.00	90.62 %	
50528 Advertising/Publicity	2.49	1,107.34	99.78 %	29.97	3,322.02	99.1 %	9.99	3,322.02	99.7 %		3,322.02	100.0 %	2,214.60	100.0 %	\$42.45	\$13,288.00	99.68 %	
50527 Catering & Refreshments		491.67	100.0 %		1,475.01	100.0 %		1,475.01	100.0 %		1,475.01	100.0 %	983.30	100.0 %		\$5,900.00	100.0 %	
50841 Assistance to Others		291.67	100.0 %		875.01	100.0 %		875.01	100.0 %		875.01	100.0 %	583.30	100.0 %		\$3,500.00	100.0 %	
Total for 50950 Administration / Operational Cost	71,466.33	154,338.22	53.69 %	332,319.15	518,705.20	35.93 %	213,773.26	436,610.38	51.04 %	261,498.92	503,732.39	48.09 %	278,944.60	100.0 %	\$879,057.66	\$1,892,330.79	53.55 %	
Payroll Expenses	98,180.29	96,252.72	-2.0 %	215,573.21	289,117.68	25.44 %	247,091.01	286,998.74	13.91 %	229,927.08	296,009.43	22.32 %	180,963.00	100.0 %	\$790,771.59	\$1,149,341.57	31.2 %	
50590 Interest Expense										4.73					4.73			
Total for Expenses	169,646.62	250,590.94	32.3 %	547,892.36	807,822.88	32.18 %	460,864.27	723,609.12	36.31 %	491,430.73	799,741.82	38.55 %	459,907.60	100.0 %	\$1,669,833.98	\$3,041,672.36	45.1 %	
Net Operating Income	-123,460.03	-182,083.29	32.2 %	125,865.17	-290,295.00	143.36 %	62,442.00	27,894.21	-123.85 %	-360,195.18	503,275.32	171.57 %	-197,474.50	100.0 %	-\$295,348.04	-\$138,683.26	-112.97 %	
Other Income																		
Other Expenses																		
Net Other Income																		
Net Income	-123,460.03	-182,083.29	32.2 %	125,865.17	-290,295.00	143.36 %	62,442.00	27,894.21	-123.85 %	-360,195.18	503,275.32	171.57 %	-197,474.50	100.0 %	-\$295,348.04	-\$138,683.26	-112.97 %	

Budget Overview_Budget_FY26_P&L_1_Class_Report

Walnut Way Conservation Corp

November 1, 2025-October 31, 2026

ACCOUNT NAME	ADMINISTRATION	BLUE SKIES	COMMUNITY WELLNESS	EJII	ECONOMIC DEVELOPMENT	LINDSAY HEIGHTS NID	SPECIAL PROJECTS	TOTAL
Income								
40100 Grants & Contributions								
40011 Government Grants / Allocations								
40011A Public Service Commission	982,000.00							982,000.00
40011D CDBG - Economic Development	0.00							0.00
Total for 40011 Government Grants / Allocations	982,000.00							\$982,000.00
40111 Foundation Grants								
40111A Zilber Family Foundation	305,000.00							305,000.00
40111E Greater Milwaukee Foundation	20,000.00							20,000.00
40111G The Bradley Foundtion	70,000.00							70,000.00
40111-J Heil Family Foundation	5,000.00							5,000.00
40111L The Blackbaud Giving Fund	5,000.00							5,000.00
40111Q Energy Foundation	450,000.00							450,000.00
40111U Crown Family Foundation	125,000.00							125,000.00
40111Z McKnight Foundation	150,000.00							150,000.00
Total for 40111 Foundation Grants	1,130,000.00							\$1,130,000.00
40112 Corporate Grants & Sponsorships								
40113 Individual Contributions	17,000.00							17,000.00
Total for 40112 Corporate Grants & Sponsorships	17,000.00							\$17,000.00
Total for 40100 Grants & Contributions	2,129,000.00							\$2,129,000.00
40200 Earned Revenues								
40011P Dept of City Development	150,000.00							150,000.00
40214 Taste of Lindsay Heights - Market Sales	26,000.00							26,000.00
40228 Services	500,000.00							500,000.00
Total for 40200 Earned Revenues	676,000.00							\$676,000.00
40400 Special Events				0.00				0.00
40600 Real Estate / Property Management								
40610 Commercial Rental Income	115,000.00							115,000.00
40630 Residential Rental Income	54,000.00							54,000.00
40650 Real Estate / Property Sale(s) Proceeds	450,000.00							450,000.00
Total for 40600 Real Estate / Property Management	619,000.00							\$619,000.00
Total for Income	3,424,000.00			0.00				\$3,424,000.00
Cost of Goods Sold								
Gross Profit	3,424,000.00			0.00				\$3,424,000.00

Budget Overview_Budget_FY26_P&L_1_Class_Report

Walnut Way Conservation Corp

November 1, 2025-October 31, 2026

ACCOUNT NAME	ADMINISTRATION	BLUE SKIES	COMMUNITY WELLNESS	EJII	ECONOMIC DEVELOPMENT	LINDSAY HEIGHTS NID	SPECIAL PROJECTS	TOTAL
Expenses								
50950 Administration / Operational Cost								
50200 Professional Fees & Services								
50525 Consultation/Contract Services								
50510 Accounting	125,000.00							125,000.00
50516 IT Infrastructure, Engineering / Web Services	0.00						150,000.00	150,000.00
50517 General Contractor(s) / Project Management	60,000.00							60,000.00
50520 Legal				62,000.00				62,000.00
50525C Subcontracted Serv./ Civic	53,000.00		40,000.00					93,000.00
50525F EJII Policy and Government Relations				10,000.00				10,000.00
50525G EJII Consulting / Intern Team				150,000.00				150,000.00
50550 Safety & Security Service	65,000.00							65,000.00
50841A EJII Steering Committee				26,000.00				26,000.00
Total for 50525 Consultation/Contract Services	303,000.00		40,000.00	248,000.00			150,000.00	\$741,000.00
7000 Fiscal Agent Allocations						6,200.00		6,200.00
Total for 50200 Professional Fees & Services	303,000.00		40,000.00	248,000.00		6,200.00	150,000.00	\$747,200.00
50225 Office Expense								
50225E Vehicle Expense		10,000.00						10,000.00
50249 Training Stipend	17,000.00	8,000.00	0.00	7,000.00				32,000.00
50545 Utilities	50,000.00							50,000.00
50596 Travel	10,000.00		0.00	5,000.00				15,000.00
Total for 50225 Office Expense	77,000.00	18,000.00	0.00	12,000.00				\$107,000.00
50400 Equipment								
50401 Equipment Loan/Lease	6,000.00	15,000.00						21,000.00
50413 Equipment - WIFI / ISP	0.00						150,000.00	150,000.00
50414 Equipment - Repairs		25,000.00						25,000.00
Total for 50400 Equipment	6,000.00	40,000.00					150,000.00	\$196,000.00
50500 Taxes, Fees, Permits, Licenses								
50532 License & Permits	1,000.00							1,000.00
50575 Property Tax	10,000.00							10,000.00
Total for 50500 Taxes, Fees, Permits, Licenses	11,000.00							\$11,000.00
50527 Catering & Refreshments								
50537 Catering & Refreshments	8,000.00			5,000.00				13,000.00
Total for 50527 Catering & Refreshments	8,000.00			5,000.00				\$13,000.00

Budget Overview_Budget_FY26_P&L_1_Class_Report

Walnut Way Conservation Corp

November 1, 2025-October 31, 2026

ACCOUNT NAME	ADMINISTRATION	BLUE SKIES	COMMUNITY WELLNESS	EJII	ECONOMIC DEVELOPMENT	LINDSAY HEIGHTS NID	SPECIAL PROJECTS	TOTAL
50528 Advertising/Publicity								
50539 Advertising/Publicity	17,000.00							17,000.00
Total for 50528 Advertising/Publicity	17,000.00							\$17,000.00
50535 Insurance								
50218 Worker's Compensation Insurance	25,000.00							25,000.00
Umbrella Coverage + D&O	35,000.00							35,000.00
Total for 50535 Insurance	60,000.00							\$60,000.00
50560 Maintenance & Repairs								
50525H Affordable Housing Rehab, Repair and Construction					300,000.00	50,000.00		\$350,000.00
50525J NID Home Repair Grants	0.00							0.00
Total for 50525H Affordable Housing Rehab, Repair and Construction	0.00				300,000.00	50,000.00		\$350,000.00
50560A General - Maintenance & Repairs - Service	20,000.00							20,000.00
50560B IWC - Maintenance / Repairs / Service / Supplies	20,000.00							20,000.00
50560D 4 Plex - Rentals - Maintenance / Repair / Supp	125,000.00							125,000.00
Total for 50560 Maintenance & Repairs	165,000.00				300,000.00	50,000.00		\$515,000.00
50591 Staff Development				0.00				\$0.00
50538 Conference / Courses / Workshops	10,000.00			0.00				10,000.00
72003 Staff Appreciation	8,000.00							8,000.00
Total for 50591 Staff Development	18,000.00			0.00				\$18,000.00
50840 Grants to other Organizations								
50840A EJII Grantee				75,000.00				75,000.00
50840C EJII Priority Action Fund (PWF)				0.00				0.00
Total for 50840 Grants to other Organizations				75,000.00				\$75,000.00
50841 Assistance to Others								
50417 Teens Stipends	0.00			1,700.00				1,700.00
50841B Resident Stipends (Civic Compensation)	8,000.00		10,000.00	5,000.00				23,000.00
Total for 50841 Assistance to Others	8,000.00		10,000.00	6,700.00				\$24,700.00
5300 Projects and Programs								
50300 Supplies								
50410 Program / Project - Supplies	8,000.00	75,000.00		3,300.00				86,300.00
50428 Garden Supplies	5,000.00							5,000.00
Total for 50300 Supplies	13,000.00	75,000.00		3,300.00				\$91,300.00
5310 Special Event Expenses				2,000.00				2,000.00
Total for 5300 Projects and Programs	13,000.00	75,000.00		5,300.00				\$93,300.00
Total for 50950 Administration / Operational Cost	686,000.00	133,000.00	50,000.00	352,000.00	300,000.00	56,200.00	300,000.00	\$1,877,200.00

Budget Overview_Budget_FY26_P&L_1_Class_Report

Walnut Way Conservation Corp
November 1, 2025-October 31, 2026

ACCOUNT NAME	ADMINISTRATION	BLUE SKIES	COMMUNITY WELLNESS	EJII	ECONOMIC DEVELOPMENT	LINDSAY HEIGHTS NID	SPECIAL PROJECTS	TOTAL
Payroll Expenses								
70000 Wages	530,000.00	350,000.00		0.00				\$880,000.00
50114 Salary - Campus Manager				33,000.00				33,000.00
Company Contributions								
Health Insurance	50,000.00							50,000.00
Total for Company Contributions	50,000.00							\$50,000.00
Taxes				3,300.00				3,300.00
Total for 70000 Wages	580,000.00	350,000.00		36,300.00				\$966,300.00
Total for Payroll Expenses	580,000.00	350,000.00		36,300.00				\$966,300.00
Total for Expenses	1,266,000.00	483,000.00	50,000.00	388,300.00	300,000.00	56,200.00	300,000.00	\$2,843,500.00
Net Operating Income	2,158,000.00	-483,000.00	-50,000.00	-388,300.00	-300,000.00	-56,200.00	-300,000.00	\$580,500.00
Other Income								
Other Expenses								
Net Other Income								
Net Income	2,158,000.00	-483,000.00	-50,000.00	-388,300.00	-300,000.00	-56,200.00	-300,000.00	\$580,500.00