



WALNUTWAY CONSERVATION CORPORATION
BOARD OF DIRECTORS
Meeting Agenda
January 29, 2026

4:00pm

- I. Call to order
- II. Approval of December Minutes 2025
 - a. (December Minutes will be reviewed approved at February 2026 meeting)
 - i. The December WW Board meeting consisted of NID Presentation.
 - ii. Meeting recording still needs to be transcribed
- III. Executive Director Update
 - a. J January 2026 Finance Report is also included in this packet..
- IV. WW Staff Development Consultant presentation
- V. Open Items
- VI. Adjourn Meeting



Executive Director Report January 2025

This is a light Executive Director report, as our last Board meeting was only a few weeks ago and most work continues from prior updates. The Finance Committee met in December, and I've incorporated a few of those updates here.

Financials and Audit

The Finance Committee met and received updates on system improvements and financial management processes. The Committee discussed expectations and next steps to continue strengthening reporting and oversight into 2026.

Regarding the audit, all requested items have been addressed, and according to the accounting team and auditor, everything is in order. We expect the completed audit report within the next week.

15th Street Property

The 15th Street property is fully ready to close. The final offer has been accepted, and the organization anticipates net proceeds of approximately \$152,000 from the sale. The Chair has signed the resolution authorizing the sale, and closing is expected within the next couple of weeks.

Capital Projects

Our capital projects continue to progress steadily:

- 8th Street: The project is in its final stage, awaiting countertop installation and completion of remaining punch-list items. The site is essentially complete.
- Albany/MKE Homes: Framing is finished, and the project will move into mechanical systems (plumbing, electrical, HVAC). We anticipate full completion within the next 100 days, well in advance of program deadlines.

Organizational Planning and Development

Organizational planning work with Silver remains ongoing, with a potential consultant joining today's Board meeting for discussion and input.

As we move toward February, a more detailed report will be provided, including the 2026 strategic direction document, outlining staff roles, responsibilities, key projects, programs, initiatives, and the full budget—similar in format to our prior strategic planning materials.

Fundraising and Receivables

Fundraising continues to progress well. Several receivables are in the pipeline, and all required thresholds have been met for payments related to outstanding commitments. In addition, new potential grants are advancing over the next couple of weeks, tied to specific projects, programs,



and initiatives. All elements are aligned for timely submission of these proposals and to ensure steady cash flow over the next quarter.



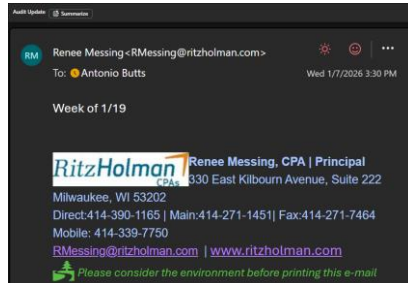
Agenda Items

1. 2024 Audit - Update
2. Finance Report
 - a. 1 QTR Outlook
 - b. 2026 Budget – Updates
3. Next steps for 2026
 - a. 2025 Audits Prep Update
 - b. City of Milwaukee contracts update
 - i. MKE Homes
 - ii. Blue Skies
 - c. Commercial Insurance Renewal
 - d. Workman's Comp Audit
 - e. 2026 Budget Approval at WW February meeting
4. Other items
5. Adjourn Meeting



2024 Audit Update:

Completion expected the week of 1/19



January / 1QTR P&L Overview

We currently have approximately \$580,000 in cash and cash-equivalent accounts as of early January. We have no additional receivables recorded beyond what is already shown.



In the first quarter, we expect additional reimbursements from the City of Milwaukee and the Public Service Commission of Wisconsin for already-incurred project costs. These have not yet been invoiced or recorded as income and are currently only being tracked as project costs.

Key first-quarter cash items will include renewal of our commercial insurance policy. We will also complete our standard annual finance tasks (prep for 2025 audit), such as year-end close items and required renewals.



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Profit and Loss

Walnut Way Conservation Corp
January 1-7, 2026

Account	Total
> Income	\$300,012.59
Gross Profit	\$300,012.59
> Expenses	
> 50950 Administration / Operational Cost	
> 50200 Professional Fees & Services	\$8,269.78
> 50525 Consultation/Contract Services	
> 50550 Safety & Security Service	\$1,200.00
50551 Alarms - Safety & Security	566.40
Total for 50550 Safety & Security Service	\$1,766.40
66913 QuickBooks Payments Fees	35.13
Total for 50525 Consultation/Contract Services	\$1,801.53
Total for 50200 Professional Fees & Services	\$10,071.31
> 50225 Office Expense	\$69.79
50545 Utilities	405.43
Total for 50225 Office Expense	\$475.22
Total for 50950 Administration / Operational Cost	\$10,546.53
> Payroll Expenses	\$38,782.90
Total for Expenses	\$49,329.43
Net Operating Income	\$250,683.16
Net Other Income	—
Net Income	\$250,683.16

Add note
Accrual basis | Wednesday, January 7, 2026 11:43 AM GMT-06:00

With the combination of current cash, the Zilber commitment, and expected Q1 reimbursements, our goal is to have over \$1 million in operating reserves by the end of the first quarter. This level of reserves will put us in a strong position relative to common nonprofit guidance of maintaining at least three to six months of operating expenses in reserve



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Walnut Way Conservation Corp

Budget vs. Actuals: Budget_FY26_P&L_1 - FY26 P&L Classes
January - March, 2026

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
▼ Income			
40100 Grants & Contributions	300,000.00	551,000.01	54.45 %
40200 Earned Revenues	12.59	131,500.02	0.01 %
40400 Special Events		0.00	
40600 Real Estate / Property M...		192,249.99	
Total Income	\$300,012.59	\$874,750.02	34.30 %
GROSS PROFIT	\$300,012.59	\$874,750.02	34.30 %
▼ Expenses			
50950 Administration / Operatio...	10,546.53	469,300.14	2.25 %
Payroll Expenses	38,782.91	241,575.03	16.05 %
Total Expenses	\$49,329.44	\$710,875.17	6.94 %
NET OPERATING INCOME	\$250,683.15	\$163,874.85	152.97 %
NET INCOME	\$250,683.15	\$163,874.85	152.97 %

Accrual basis Wednesday, January 7, 2026 11:54 AM GMT-06:00

2026 Budget Updates

We are still tightening the 2026 budget, so it reflects both confirmed and forecasted revenue for the year, including expected reimbursements.

This first-quarter snapshot of Budget vs Actual is meant to show where expenses and cash stand right now, with the revenue section to be updated as reimbursements are received and projections are finalized.

2026 Receivables and Grants

At this point, we know we have several hundred thousand dollars in receivables from the City of Milwaukee, and the Public Service Commission tied to cost-reimbursement work. Members of our team are actively managing those relationships and processes, so reimbursements continue to move on schedule within the 1st QTR of 2026.

Expected Grants and Receivables 1 QTR and outlook through 2026



Sustain our Future	100K	Received
Evergreen Foundation	25k	Received
Zilber Foundation	300k	1 QTR 2026
Public Service Commission (WIFI)	75k	1 QTR 2026
Public Service Commission (WIFI)	35k	1 QTR 2026
City of Milwaukee (Services)	100K + (more to come)	1 QTR 2026
City of Milwaukee (MKE Homes)	30k (more to come)	1 QTR 2026
Property Sale – N 15h Street	165K	1 QTR 2026
Property Sale – W Albany Street	150K	2nd QTR 2026
Property Sale – N 8th Street	165K	2nd QTR 2026
Crown Foundation	150K	July 2026
McKnight Foundation	100K	June 2026
Energy Foundation	360K	August 2026
Bradely Foundation	80K	August 2026
Total	1.7M	

Organizational Notes and Upcoming Priorities

Overall, our first-quarter financial outlook remains stable. Internally, we are working through organizational structure updates and leadership planning as part of the 2026 administrative document refresh. This will set the stage for this year's strategic goals and program alignment. The EJII regrant program will return in 2026, providing small grants to churches and community partners during the second quarter.

In real estate:

- We expect to close the N. 15th Street property within two weeks.
- The N. 8th Street property is approximately 90% complete, and W. Albany Street is around 50% complete.
- Both sales (8th Street and Albany) are projected to close before May 2026.

We continue coordination with the City of Milwaukee on outstanding receivables and payment processing issues related to vendor submissions. Our team is also preparing for upcoming contract renewals and negotiations tied to 2026 project work.

