Warner Creek Condominium Owner's Association, Inc.
Profit and Loss by Month
End of the Year, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Income													
1001 - Maintenance Fee Income	14,924.78	15,481.02	17,192.86	14,638.22	16,587.98	10,351.08	15,661.95	17,195.45	11,523.13	13,027.74	11,099.13	11,156.16	168,839.50
1003 - Sign Income						3,000.00							3,000.00
1007 - Assessment Fee 2023	500.00		1,950.00	1,000.00	4,300.00	925.00							8,675.00
1008 - Misc. Income								193.00					193.00
1009 - Refunds to residents								$ (297.77)		-68.58			$ (366.35)
Unapplied Cash Payment Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	**$ 15,424.78**	**$ 15,481.02**	**$ 19,142.86**	**$ 15,638.22**	**$ 20,887.98**	**$ 14,276.08**	**$ 15,661.95**	**$ 17,090.68**	**$ 11,523.13**	**$ 12,959.16**	**$ 11,099.13**	**$ 11,156.16**	**$ 180,341.15**
Expenses													
1010 1010 - Bank fees & service charges						0.00						12.00	12.00
2001 2001 - Exterior Building Maintenance				140.00	2,813.39	100.00		175.00		725.00	3,210.00	625.00	7,788.39
2002 2002 - Grounds & Maintenance	226.78		4,386.89	5,619.46	6,883.90	3,832.50	6,883.00	6,237.12	13,178.84	6,277.00	4,846.03	17,452.46	75,823.98
2006 2006 - Misc. Expense				360.00	-15.00	159.13		67.39	25.00			200.00	796.52
2007 2007 - Office Supplies	$ 87.00	$ 418.85	$ 30.00	$ 67.09	$ 55.00	$ 179.70	$ 351.23	$ 55.00	$ 314.79	$ 98.80	$ 85.00	$ 163.00	$ 1,905.46
2008 2008 - Pond Maintenance	1,002.00	2,437.50		2,453.37		1,445.62	1,889.04		844.25	422.00			10,493.78
2009 2009 - Professional Fee							325.00			2,750.00	512.00		3,587.00
2013 2013 - Snow Removal and Salt			9,904.90	1,313.48	4,680.14							150.33	16,048.85
2003 2003 - Liability insurance										4,880.00			4,880.00
2004 2004 - Lawn Maintenance					2,458.23	6,874.70	7,257.87	9,423.12	6,897.06	6,720.35	5,582.33	1,677.46	46,891.12
2017 2017 - Utilities Ponds	60.32	64.47		34.76	402.62		334.93	337.90	358.90	363.89	347.11	68.20	2,373.10
2018 2018 - Street Lights	54.06	54.65	54.65	54.64	54.63	54.63	54.64	54.64	54.66	54.67	54.68	54.70	655.25
Total Expenses	**$ 1,430.16**	**$ 2,975.47**	**$ 14,376.44**	**$ 10,042.80**	**$ 17,332.91**	**$ 12,646.28**	**$ 17,095.71**	**$ 16,350.17**	**$ 21,673.50**	**$ 22,291.71**	**$ 14,637.15**	**$ 20,403.15**	**$ 171,255.45**
Net Operating Income	**$ 13,994.62**	**$ 12,505.55**	**$ 4,766.42**	**$ 5,595.42**	**$ 3,555.07**	**$ 1,629.80**	**$ (1,433.76)**	**$ 740.51**	**$ (10,150.37)**	**$ (9,332.55)**	**$ (3,538.02)**	**$ (9,246.99)**	**$ 9,085.70**
Other Income													
1005 - Checking/Savings Interest	16.32	20.29	23.26	26.19	35.81	49.50	21.49	21.45	97.57	13.70	9.54	71.21	406.33
Total Other Income	**16.32**	**20.29**	**23.26**	**26.19**	**35.81**	**49.50**	**21.49**	**21.45**	**97.57**	**13.70**	**9.54**	**71.21**	**406.33**
Other Expenses													
Reconciliation Discrepancies	$ (248.14)												$ (248.14)
Total Other Expenses	**$ (248.14)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (248.14)**
Net Other Income	**$ 264.46**	**$ 20.29**	**$ 23.26**	**$ 26.19**	**$ 35.81**	**$ 49.50**	**$ 21.49**	**$ 21.45**	**$ 97.57**	**$ 13.70**	**$ 9.54**	**$ 71.21**	**$ 654.47**
Net Income	**$ 14,259.08**	**$ 12,525.84**	**$ 4,789.68**	**$ 5,621.61**	**$ 3,590.88**	**$ 1,679.30**	**$ (1,412.27)**	**$ 761.96**	**$ (10,052.80)**	**$ (9,318.85)**	**$ (3,528.48)**	**$ (9,175.78)**	**$ 9,740.17**

Reserve through December, 2024 $ 31,544.35

NOTES: The actual income for 2024 was short **$5,167.5**2 from the 2024 budget. The expenses were **$7,330.45** over the 2024 budget. Reasons for these differences were due to a few special projects in 2024:

1. There were a number of residents who paid their Maintenance Fee in December, 2023. This accounted for **$5,574** short of 2024 projected income
2. Increase in Ground Maintenance was due to special projects being completed in 2024, (Cleaning & renovation of berms behind homes on Wayside Lane, Addition planting bed behind homes on Crosscreek, Downpayment for renovation of berm off Rifle Range Road to be completed in 2025. Need to cut down multiple ash trees.
3. Professional fee addition due to attorney fee charge.
4. Increase in lawn maintenace cost due to an unexpected wet season with no drought which caused extra mowing times. The overage in lawn maintenance was made up in the reduction in the snow removal cost.

1/31/2025