

WARNER CREEK CONDOMINIUM OWNER'S ASSOCIATION, INC.

DECEMBER 2024 & END OF THE YEAR 2024 FINANCIALS

• Checking Account Balance (End of December)	\$ 25,258.02
• Outstanding Checks for December	\$ 0
• Checking Account Balance after Outstanding Checks	\$25,258.02
• Savings/Reserve Balance (End of December)	\$31,544.35

1 Resident had not paid December maintenance fees as of 12/31/2024

9 Residents paid their January 2025 Fees in late December, 2024. To prevent the crossing between two fiscal years, those payments were made on January 1, 2025 in quickbooks for the 2025 fiscal year.

PLEASE REMEMBER TO PAY YOUR MAINTENANCE FEES EACH MONTH AFTER OR ON THE 1ST OF THE MONTH AND BEFORE THE 15TH.

NOTES:

The actual income for 2024 was short **\$5,167.52** from the 2024 budget. The expenses were **\$7,330.45** over the 2024 expense budget. Reasons for the 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. That 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 of planting beds behind homes on Crosscreek,
 - Downpayment for renovation of berm off Rifle Range Road to be completed in 2025.
 - The need to cut down multiple ash trees.
3. Professional fee addition due to attorney fee charge.
4. Increase in lawn maintenance 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.

