

**Profit and Loss by Month**  
**Warner Creek Condominium Owner's Association, Inc.**  
**2025 - Monthly End of the Year Report**

Distribution account	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>Income</b>													
1001 Condo Fee Income	18,518.13	13,700.70	14,616.22	15,852.38	14,514.32	13,535.27	13,579.04	14,828.93	14,044.41	14,240.26	13,052.17	14,253.11	174,734.94
1003 Sign Income							3,000.00						3,000.00
1004 Savings/Reserve Interest			47.48						42.81			75.89	166.18
1005 Checking Interest	9.57	10.56	19.19	17.56	16.65	13.84	16.66	18.60	10.91	10.88	6.87	7.27	158.56
1011 Late Fee Income	58.45		21.55						100.00	75.00		200.00	455.00
Unapplied Cash Payment Income	0.00		0.00	0.00			0.00	0.00					0.00
<b>Total for Income</b>	<b>18,586.15</b>	<b>13,711.26</b>	<b>14,704.44</b>	<b>15,869.94</b>	<b>14,530.97</b>	<b>13,549.11</b>	<b>16,595.70</b>	<b>14,847.53</b>	<b>14,198.13</b>	<b>14,326.14</b>	<b>13,069.04</b>	<b>14,536.27</b>	<b>\$178,514.68</b>
<b>Expenses</b>													
1010 Bank fees & service charges	12.00	-24.00	24.00	-12.00					0.00				0.00
2001 Exterior Building Maintenance				140.00	3,114.48	850.00	4,330.00		2,990.63			1,020.97	12,446.08
2002 Grounds & Maintenance	1,477.00		3,095.95	3,348.57	14,871.23	5,663.38	2,221.69	12,776.20	4,516.66	15,533.06	12,732.76	7,314.88	83,551.38
2003 Liability insurance										5,061.00			5,061.00
2004 Lawn Maintenance					1,291.60	6,103.72	7,773.91	7,135.83		9,091.30	12,451.13		43,847.49
2006 Misc. Expense	26.16							150.00	30.00			190.88	397.04
2007 Office Supplies													
Office supplies	263.54												263.54
Printing & photocopying									186.10				186.10
Shipping & postage						341.00							341.00
Software & apps	85.00	85.00	94.00	94.00	94.00	223.00	97.00	136.37	101.66	131.34	174.00	174.00	1,489.37
<b>Total for 2007 Office Supplies</b>	<b>348.54</b>	<b>85.00</b>	<b>94.00</b>	<b>94.00</b>	<b>94.00</b>	<b>564.00</b>	<b>97.00</b>	<b>136.37</b>	<b>287.76</b>	<b>131.34</b>	<b>174.00</b>	<b>174.00</b>	<b>\$2,280.01</b>
2008 Pond Maintenance (general)				225.00									225.00
Pond A Expenses (Small Pond)		100.00	350.79	131.88	3,479.48		1,250.00			175.00			5,487.15
Pond B Expenses (Behind Wayside Home)			350.79				1,250.00			225.00			1,825.79
<b>Total for 2008 Pond Maintenance</b>		<b>100.00</b>	<b>701.58</b>	<b>356.88</b>	<b>3,479.48</b>		<b>2,500.00</b>			<b>400.00</b>			<b>\$7,537.94</b>
2009 Professional Fee					360.00								360.00
2010 Rent						360.00							360.00
2012 Repairs & maintenance									414.92	6,129.73			6,544.65
2013 Snow Removal and Salt	5,517.12	2,910.21	13,083.84	4,684.20								4,242.43	30,437.80
2016 Income Taxes				89.00									89.00
2017 Utilities Ponds	34.93	32.87	32.72	31.20	120.58	75.04	392.21	400.96	344.31	762.07		219.01	2,445.90
2018 Street Lights	55.18		2.46	57.44	57.44	57.43	57.42	57.42	56.73	52.32	57.43	57.46	568.73
<b>Total for Expenses</b>	<b>7,470.93</b>	<b>3,104.08</b>	<b>17,034.55</b>	<b>8,789.29</b>	<b>23,388.81</b>	<b>13,673.57</b>	<b>17,372.23</b>	<b>20,656.78</b>	<b>8,641.01</b>	<b>37,160.82</b>	<b>25,415.32</b>	<b>13,219.63</b>	<b>\$195,927.02</b>
<b>Net Operating Income</b>	<b>11,115.22</b>	<b>10,607.18</b>	<b>-2,330.11</b>	<b>7,080.65</b>	<b>-8,857.84</b>	<b>-124.46</b>	<b>-776.53</b>	<b>-5,809.25</b>	<b>5,557.12</b>	<b>-22,834.68</b>	<b>-12,356.28</b>	<b>1,316.64</b>	<b>-\$17,412.34</b>
Other Income													
Other Expenses													
Reconciliation Discrepancies			-272.93									272.93	0.00
<b>Total for Other Expenses</b>			<b>-272.93</b>									<b>272.93</b>	<b>\$0.00</b>
<b>Net Other Income</b>			<b>272.93</b>							<b>0.00</b>		<b>-272.93</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>11,115.22</b>	<b>10,607.18</b>	<b>-2,057.18</b>	<b>7,080.65</b>	<b>-8,857.84</b>	<b>-124.46</b>	<b>-776.53</b>	<b>-5,809.25</b>	<b>5,557.12</b>	<b>-22,834.68</b>	<b>-12,356.28</b>	<b>1,043.71</b>	<b>-\$17,412.34</b>

*Funds from the Savings/Reserve were used to cover the following:*

- \$17,237** for edging repair/replace
- \$6090** for the purchase of new mailboxes. It was decided by the board to purchase these under the 2025 budget to take advantage of a \$2,000 savings.

*The following items also accounted for the high expense in account #2002 (Grounds & Maintenance line item)*

- \$7,108 paid** for stone restoration around foundations due to settling around foundation
- \$4,180** creation of a shoreline planting bed on the north pond to deal with plant and animal issues.
- \$7,893** final payment of the new berm along cul de sac by Rifle Range Rd. In addition, we had to pay **\$1197 for watering** of the plants to keep them covered under the warranty.
- \$978** reinstallation (labor) of new plants behind 3 homes on Crosscreek
- \$ 2,088.91** repair of lawn of resident on Ryegrass