

Wagner Lakes Homeowners Association, LLC

Profit & Loss YTD Comparison

December 2023

	<u>Dec 23</u>	<u>Jan - Dec 23</u>
Ordinary Income/Expense		
Income		
Annual HOA Dues Revenue		
Homeowner Dues 2022	\$ 1,616.33	\$ 3,290.91
Homeowner Dues 2023	\$ 500.00	\$ 11,800.00
Homeowner Dues 2024	\$ 8,200.00	\$ 8,200.00
Total Annual HOA Dues Revenue	<u>\$10,316.33</u>	<u>\$ 23,290.91</u>
Finance Charge Income	\$ 183.67	\$ 249.09
Total Income	<u>\$10,500.00</u>	<u>\$ 23,540.00</u>
Gross Profit	\$10,500.00	\$ 23,540.00
Expense		
Landscaping Decor	\$ 295.00	\$ 295.00
Operations Expenses		
Insurance D&O	\$ -	\$ 1,233.00
Management Fees	\$ 426.25	\$ 5,121.73
Merchant - PayPal Fees	\$ 6.09	\$ 28.27
Total Operations Expenses	<u>\$ 432.34</u>	<u>\$ 6,383.00</u>
Property Expenses		
Landscaping and Groundskeeping	\$ 760.00	\$ 9,237.30
Taxes - Property	\$ 30.00	\$ 30.00
Utilities	\$ 84.20	\$ 1,653.25
Total Property Expenses	<u>\$ 874.20</u>	<u>\$ 10,920.55</u>
Reimbursed Expenses		
Fence Replacement	\$ -	\$ (1,968.63)
Lawn Mowing Services	\$ -	\$ 150.00
Legal Fees	\$ (675.00)	\$ (675.00)
Total Reimbursed Expenses	<u>\$ (675.00)</u>	<u>\$ (2,493.63)</u>
Total Expense	<u>\$ 926.54</u>	<u>\$ 15,104.92</u>
Net Ordinary Income	\$ 9,573.46	\$ 8,435.08
Other Income/Expense		
Other Expense		
QuickBooks Payments Fees	\$ -	\$ 2.00
Total Other Expense	<u>\$ -</u>	<u>\$ 2.00</u>
Net Other Income	\$ -	\$ (2.00)
Net Income	<u><u>\$ 9,573.46</u></u>	<u><u>\$ 8,433.08</u></u>