

2025 BUDGET APPROVED BY WARNER CREEK CONDOMINIUM BOARD OF DIRECTORS (9/5/24)

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
INCOME (1000)														
1001	Maintenance Fees	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 14,483.00	\$ 173,796.00
1002	Delinquency													\$ -
1003	Sign Income				\$ 3,000.00									\$ 3,000.00
1005	Checking/Savings Interest	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 288.00
1006	CD Interest													\$ -
1007	Special Assessments													\$ -
1008	Misc Income				\$ 50.00				\$ 50.00					\$ 100.00
TOTAL INCOME		\$ 14,507.00	\$ 14,507.00	\$ 14,507.00	\$ 17,557.00	\$ 14,507.00	\$ 14,507.00	\$ 14,507.00	\$ 14,557.00	\$ 14,507.00	\$ 14,507.00	\$ 14,507.00	\$ 14,507.00	\$ 177,184.00
EXPENSES (2000)														
2001	Exterior Building Maintenance	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	\$ 100.00	\$ 2,860.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 3,360.00	\$ 600.00	\$ 50.00	\$ 8,020.00
2002	Grounds Maintenance			\$ 1,000.00	\$ 2,500.00	\$ 12,000.00	\$ 10,000.00	\$ 7,000.00	\$ 2,000.00	\$ 4,000.00	\$ 3,500.00	\$ 3,000.00		\$ 45,000.00
2003	Insurance										\$ 5,000.00			\$ 5,000.00
2004	Lawn Maintenance						\$ 7,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00		\$ 35,000.00
2005	Management Fees													\$ -
2006	Miscellaneous Expenses			\$ 250.00		\$ 250.00				\$ 250.00				\$ 750.00
2007	Office Supplies	\$ 180.00	\$ 80.00	\$ 80.00	\$ 180.00	\$ 80.00	\$ 80.00	\$ 180.00	\$ 80.00	\$ 80.00	\$ 180.00	\$ 80.00	\$ 80.00	\$ 1,360.00
2008	Pond Maintenance		\$ 1,000.00		\$ 1,500.00	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00		\$ 1,000.00				\$ 8,000.00
2009	Professional Fees					\$ 350.00		\$ 200.00						\$ 550.00
2010	Rent	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00
2011	Loan Expense													\$ -
2012	Repairs and Maintenance							\$ 1,000.00						\$ 1,000.00
2013	Snow Removal	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00	\$ 10,000.00	\$ 4,000.00								\$ 42,000.00
2014	Bad Debt													\$ -
2015	Taxes													\$ -
2016	Income Tax				\$ 200.00									\$ 200.00
2017	Utilities-Ponds	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 50.00	\$ 50.00	\$ 2,700.00
2018	Utilities-Street Lights	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
2019	Reserve Fees	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
TOTAL EXPENSES		\$ 10,670.00	\$ 11,570.00	\$ 9,820.00	\$ 15,420.00	\$ 18,320.00	\$ 22,980.00	\$ 16,770.00	\$ 8,970.00	\$ 11,220.00	\$ 19,830.00	\$ 8,120.00	\$ 570.00	\$ 154,260.00
TOTAL NET INCOME		\$ 3,837.00	\$ 2,937.00	\$ 4,687.00	\$ 2,137.00	\$ (3,813.00)	\$ (8,473.00)	\$ (2,263.00)	\$ 5,587.00	\$ 3,287.00	\$ (5,323.00)	\$ 6,387.00	\$ 13,937.00	\$ 22,924.00

MAJOR EXPENSES

[illegible]

TOTAL INCOME AFTER MAJOR EXPENSES	\$	3,837.00	\$	2,937.00	\$	4,687.00	\$	2,137.00	\$	(3,813.00)	\$	(8,473.00)	\$	(2,263.00)	\$	5,587.00	\$	3,287.00	\$	(5,323.00)	\$	6,387.00	\$	13,937.00	\$	22,924.00
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TOTAL RESERVE BUDGET FOR YEAR = \$ 3,600.00