

Warner Creek Condominium Owner's Association, Inc.
Actual vs. Budget
End of Year Report for 2025

	2025		
	Actual	Budget	Variance
Income			
1001 Condo Fee Income	\$ 174,734.94	\$ 173,796.00	\$ 938.94
1003 Sign Income	\$ 3,000.00	\$ 3,000.00	\$ -
1004 Savings/Reserve Interest	\$ 166.18		\$ 166.18
1005 Checking Interest	\$ 158.56	\$ 288.00	\$ (129.44)
1008 Misc. Income		\$ 100.00	\$ (100.00)
1011 Late Fee Income	\$ 455.00		\$ 455.00
Total Income	\$ 178,514.68	\$ 177,184.00	\$ 1,330.68
Expenses			
1010 Bank fees & service charges	\$ -		\$ -
2001 Exterior Building Maintenance	\$ 12,446.08	\$ 8,020.00	\$ 4,426.08
2002 Grounds & Maintenance	\$ 83,551.38	\$ 45,000.00	\$ 38,551.38
2003 Liability insurance	\$ 5,061.00	\$ 5,000.00	\$ 61.00
2004 Lawn Maintenance	\$ 43,847.49	\$ 35,000.00	\$ 8,847.49
2006 Misc. Expense	\$ 397.04	\$ 750.00	\$ (352.96)
2007 Office Supplies		\$ 1,360.00	\$ (1,360.00)
Office supplies	\$ 263.54		\$ 263.54
Printing & photocopying	\$ 186.10		\$ 186.10
Shipping & postage	\$ 341.00		\$ 341.00
Software & apps	\$ 1,489.37		\$ 1,489.37
2008 Pond Maintenance	\$ 225.00		\$ 225.00
Pond A Expenses (Small Pond)	\$ 5,487.15	\$ 2,820.00	\$ 2,667.15
Pond B Expenses (Behind Wayside Home)	\$ 1,825.79	\$ 3,150.00	\$ (1,324.21)
Pond C - Wetlands Pond		\$ 2,030.00	\$ (2,030.00)
2009 Professional Fee	\$ 360.00	\$ 550.00	\$ (190.00)
2010 Rent	\$ 360.00	\$ 360.00	\$ -
2012 Repairs & maintenance	\$ 6,544.65	\$ 1,000.00	\$ 5,544.65
2013 Snow Removal and Salt	\$ 30,437.80	\$ 42,000.00	\$ (11,562.20)
2016 Income Taxes	\$ 89.00	\$ 200.00	\$ (111.00)
2017 Utilities Ponds	\$ 2,445.90	\$ 2,700.00	\$ (254.10)
2018 Street Lights	\$ 568.73	\$ 720.00	\$ (151.27)
Total Expenses	\$ 195,927.02	\$ 150,660.00	\$ 45,267.02
Net Operating Income	\$ (17,412.34)	\$ 26,524.00	\$ (43,936.34)
Other Income			
Total Other Income			
Other Expenses			
Reconciliation Discrepancies			
Total Other Expenses			
Net Other Income			
Net Income	\$ (17,412.34)	\$ 26,524.00	\$ (43,936.34)

See separate sheet for further explanation of expenses.

1/16/2026