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

Revised 12/31/25 (w/removal of $3,600 from reserve expense)

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMEBER	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													
	TOTAL EXPENSES	$ 10,370.00	$ 11,270.00	$ 9,520.00	$ 15,120.00	$ 18,020.00	$ 22,680.00	$ 16,470.00	$ 8,670.00	$ 10,920.00	$ 19,530.00	$ 7,820.00	$ 270.00	$ 150,660.00
	TOTAL NET INCOME	$ 4,137.00	$ 3,237.00	$ 4,987.00	$ 2,437.00	$ (3,513.00)	$ (8,173.00)	$ (1,963.00)	$ 5,887.00	$ 3,587.00	$ (5,023.00)	$ 6,687.00	$ 14,237.00	$ 26,524.00
MAJOR EXPENSES														
	TOTAL MAJOR EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL INCOME AFTER MAJOR EXPENSES	$ 4,137.00	$ 3,237.00	$ 4,987.00	$ 2,437.00	$ (3,513.00)	$ (8,173.00)	$ (1,963.00)	$ 5,887.00	$ 3,587.00	$ (5,023.00)	$ 6,687.00	$ 14,237.00	$ 26,524.00
	TOTAL RESERVE BUDGET FOR YEAR =	$ 3,600.00												