

Warner Creek Condominium Association

2026 BUDGET APPROVED BY BOARD 9/9/25

Revised 10/10/25 (SIGN INCOMED CHANGED TO \$3,000 & remove reserve expense of \$4,800 in account 2018)

	TOTAL	January	February	March	April	May	June	July	August	September	October	November	December
Income													
1001 Maintenance Fee Income	\$ 173,796.00	\$ 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	\$ 14,483.00
1003 Sign Income	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1005 Checking/Savings Interest	\$ 240.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
1008 Misc. Income	\$ 100.00	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ -
1009 Refunds to customers													
1011 Late Fee Income													
Total Income	\$ 177,136.00	\$ 14,503.00	\$ 14,503.00	\$ 14,503.00	\$ 17,553.00	\$ 14,503.00	\$ 14,503.00	\$ 14,503.00	\$ 14,553.00	\$ 14,503.00	\$ 14,503.00	\$ 14,503.00	\$ 14,503.00
Expense													
1010 Bank fees & service charges													
2001 Exterior Building Maintenance	\$ 4,000.00				\$ 500.00		\$ 500.00	\$ 800.00		\$ 1,000.00	\$ 1,000.00	\$ 200.00	
2002 Grounds & Maintenance	\$ 45,000.00	\$ -	\$ -	\$ 1,000.00	\$ 2,500.00	\$ 9,000.00	\$ 8,000.00	\$ 7,000.00	\$ 4,000.00	\$ 4,000.00	\$ 3,500.00	\$ 6,000.00	\$ -
2003 Liability insurance	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -
2004 Lawn Maintenance	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00	\$ -
2006 Misc. Expense	\$ 500.00	\$ -	\$ -	\$ 175.00	\$ -	\$ -	\$ 175.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -
2007 Office Supplies													
Office supplies													
Printing & photocopying	\$ 200.00									\$ 200.00			
Shipping & postage	\$ 280.00									\$ 280.00			
Software & apps	\$ 2,070.00	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50	\$ 172.50
2008 Pond Maintenance													
Pond A Expenses (Small Pond)	\$ 2,820.00	\$ -	\$ 570.00	\$ -	\$ -	\$ 450.00	\$ 450.00	\$ 500.00	\$ -	\$ 450.00	\$ 400.00	\$ -	\$ -
Pond B Expenses (Behind Wayside Home)	\$ 3,150.00	\$ -	\$ 650.00	\$ -	\$ -	\$ 550.00	\$ 550.00	\$ 550.00	\$ -	\$ 450.00	\$ 400.00	\$ -	\$ -
Pond C - Wetlands Pond	\$ 2,030.00	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 600.00	\$ 830.00	\$ -	\$ -	\$ -	\$ -	\$ -
2009 Professional Fee	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -
2010 Rent	\$ 360.00					\$ 360.00							
2012 Repairs & maintenance	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 9,400.00	\$ -	\$ -	\$ 3,500.00	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -
2013 Snow Removal and Salt	\$ 42,000.00	\$ 8,000.00	\$ 9,500.00	\$ 14,000.00	\$ 6,500.00	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016 Income Taxes	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2017 Utilities Ponds	\$ 2,700.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 50.00	\$ 50.00
2018 Street Lights	\$ 720.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Total Expense	\$ 160,430.00	\$ 8,282.50	\$ 11,002.50	\$ 15,457.50	\$ 19,282.50	\$ 15,942.50	\$ 17,907.50	\$ 19,962.50	\$ 10,632.50	\$ 14,262.50	\$ 16,932.50	\$ 10,482.50	\$ 282.50
Total Net Income	\$ 16,706.00	\$ 6,220.50	\$ 3,500.50	\$ (954.50)	\$ (1,729.50)	\$ (1,439.50)	\$ (3,404.50)	\$ (5,459.50)	\$ 3,920.50	\$ 240.50	\$ (2,429.50)	\$ 4,020.50	\$ 14,220.50

Code #2012 - Capital Improvements & Repairs

Asphalt Seal & Repair total amount = \$24,550.00

\$9,350 will come from Budget Year 2026 and \$15,200 will come from Budget Year 2027

Code #2012 - Capital Improvements & Repairs

Update and replace mailboxes and numbers throughout the Association will be done over a 3 year period

\$10,500 for a 3 year period @ \$3,500 per year - 2026, 2027 & 2028 Budget Years

Increase to \$400 per month to go to Savings/ Reserve Account