

**Warner Creek Condominium Owner's Association, Inc.**  
**ACTUAL VS. BUDGET**  
**1st Quarter 2026 (January 1 - March 31, 2026)**

	Jan 2026			Feb 2026			Mar 2026			Total		
	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget	Difference
<b>Income</b>												
1001 Condo Fee Income	\$14,403.47	\$ 14,483.00	\$ (79.53)	\$ 13,770.34	\$ 14,483.00	\$ (712.66)	\$ 15,010.51	\$ 14,483.00	\$ 527.51	\$ 43,184.32	\$ 43,449.00	\$ (264.68)
1003 Sign Income		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
1004 Savings/Reserve Interest			\$ -			\$ -	\$ 9.51		\$ 9.51	\$ 9.51		\$ 9.51
1005 Checking Interest	\$ 7.96	\$ 20.00	\$ (12.04)	\$ 7.11	\$ 20.00	\$ (12.89)	\$ 8.38	\$ 20.00	\$ (11.62)	\$ 23.45	\$ 60.00	\$ (36.55)
1008 Misc. Income		\$ -	\$ -	\$ 312.84	\$ -	\$ 312.84		\$ -	\$ -	\$ 312.84	\$ -	\$ 312.84
1011 Late Fee Income	\$ 30.00		\$ 30.00			\$ -			\$ -	\$ 30.00	\$ -	\$ 30.00
Unapplied Cash Payment Income	\$ 30.00		\$ 30.00			\$ -	\$ -		\$ -	\$ 30.00	\$ -	\$ 30.00
<b>Total Income</b>	<b>\$14,471.43</b>	<b>\$ 14,503.00</b>	<b>\$ (31.57)</b>	<b>\$ 14,090.29</b>	<b>\$ 14,503.00</b>	<b>\$ (412.71)</b>	<b>\$ 15,028.40</b>	<b>\$ 14,503.00</b>	<b>\$ 525.40</b>	<b>\$ 43,590.12</b>	<b>\$ 43,509.00</b>	<b>\$ 81.12</b>
<b>Expenses</b>												
2001 Exterior Building Maintenance		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2002 Grounds & Maintenance		\$ -	\$ -		\$ -	\$ -	\$ 7,748.30	\$ 1,000.00	\$ 6,748.30	\$ 7,748.30	\$ 1,000.00	\$ 6,748.30
2003 Liability Insurance		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2004 Lawn Maintenance		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2006 Misc. Expense		\$ -	\$ -		\$ -	\$ -	\$ 175.00	\$ (175.00)	\$ -	\$ 175.00	\$ (175.00)	\$ -
2007 Office Supplies			\$ -			\$ -			\$ -		\$ -	\$ -
Printing & photocopying		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Shipping & postage		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Software & apps	\$ 174.00	\$ 172.50	\$ 1.50	\$ 174.00	\$ 172.50	\$ 1.50	\$ 174.00	\$ 172.50	\$ 1.50	\$ 522.00	\$ 517.50	\$ 4.50
<b>Total 2007 Office Supplies</b>	<b>\$ 174.00</b>	<b>\$ 172.50</b>	<b>\$ 1.50</b>	<b>\$ 174.00</b>	<b>\$ 172.50</b>	<b>\$ 1.50</b>	<b>\$ 174.00</b>	<b>\$ 172.50</b>	<b>\$ 1.50</b>	<b>\$ 522.00</b>	<b>\$ 517.50</b>	<b>\$ 4.50</b>
2008 Pond Maintenance			\$ -			\$ -			\$ -		\$ -	\$ -
Pond A Expenses (Small Pond)	\$ 300.00	\$ -	\$ 300.00	\$ 570.00	\$ (570.00)	\$ 175.00	\$ -	\$ 175.00	\$ 475.00	\$ 570.00	\$ (95.00)	\$ -
Pond B Expenses (Behind Wayside Home)	\$ 300.00	\$ -	\$ 300.00	\$ 650.00	\$ (650.00)	\$ 225.00	\$ -	\$ 225.00	\$ 525.00	\$ 650.00	\$ (125.00)	\$ -
Pond C - Wetlands Pond		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
<b>Total 2008 Pond Maintenance</b>	<b>\$ 600.00</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ -</b>	<b>\$ 1,220.00</b>	<b>\$ (1,220.00)</b>	<b>\$ 400.00</b>	<b>\$ -</b>	<b>\$ 400.00</b>	<b>\$ 1,000.00</b>	<b>\$ 1,220.00</b>	<b>\$ (220.00)</b>
2009 Professional Fee		\$ -	\$ -		\$ -	\$ -	\$ 385.00	\$ -	\$ 385.00	\$ 385.00	\$ -	\$ 385.00
2010 Rent		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2012 Repairs & maintenance		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2013 Snow Removal and Salt	\$15,305.25	\$ 8,000.00	\$ 7,305.25	\$ 4,835.25	\$ 9,500.00	\$ (4,664.75)	\$ 5,356.25	\$ 14,000.00	\$ (8,643.75)	\$ 25,496.75	\$ 31,500.00	\$ (6,003.25)
2016 Income Taxes		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
2017 Utilities Ponds	\$ 35.84	\$ 50.00	\$ (14.16)	\$ 36.04	\$ 50.00	\$ (13.96)	\$ 29.61	\$ 50.00	\$ (20.39)	\$ 101.49	\$ 150.00	\$ (48.51)
2018 Street Lights	\$ 57.84	\$ 60.00	\$ (2.16)	\$ 59.23	\$ 60.00	\$ (0.77)	\$ 59.18	\$ 60.00	\$ (0.82)	\$ 176.25	\$ 180.00	\$ (3.75)
<b>Total Expenses</b>	<b>\$16,172.93</b>	<b>\$ 8,282.50</b>	<b>\$ 7,890.43</b>	<b>\$ 5,104.52</b>	<b>\$ 11,002.50</b>	<b>\$ (5,897.98)</b>	<b>\$ 14,152.34</b>	<b>\$ 15,457.50</b>	<b>\$ (1,305.16)</b>	<b>\$ 35,429.79</b>	<b>\$ 34,742.50</b>	<b>\$ 687.29</b>
Net Operating Income	<b>\$ (1,701.50)</b>	<b>\$ 6,220.50</b>	<b>\$ (7,922.00)</b>	<b>\$ 8,985.77</b>	<b>\$ 3,500.50</b>	<b>\$ 5,485.27</b>	<b>\$ 876.06</b>	<b>\$ (954.50)</b>	<b>\$ 1,830.56</b>	<b>\$ 8,160.33</b>	<b>\$ 8,766.50</b>	<b>\$ (606.17)</b>
Net Income	<b>\$ (1,701.50)</b>	<b>\$ 6,220.50</b>	<b>\$ (7,922.00)</b>	<b>\$ 8,985.77</b>	<b>\$ 3,500.50</b>	<b>\$ 5,485.27</b>	<b>\$ 876.06</b>	<b>\$ (954.50)</b>	<b>\$ 1,830.56</b>	<b>\$ 8,160.33</b>	<b>\$ 8,766.50</b>	<b>\$ (606.17)</b>

**Expense Notes** for Snow Removal/Salt for January exceeded budget by **\$7,305.25** due to the fact that the bill for December snow removal was paid in January. During the 1st Quarter we were \$6,003.25 under budget. It is anticipated that after we receive the invoice for March, we will be closer to budget for that same period.

**Expense Notes** for Total Expenses for this quarter is close to the budgeted amount. Grounds & Maintenance came close to the budgeted amount in March because we paid deposits for spring 26 & fall 26 work earlier this year.