

Warner Creek Condominium Owner's Association, Inc.
ACTUAL VS. BUDGET
2nd Quarter 2026 (April 1 - June 30, 2026)

	Apr 2026			May 2026			Jun 2026			Total		
	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget	Difference
Income												
1001 Condo Fee Income	\$ 14,638.19	\$ 14,483.00	\$ 155.19	\$ 14,266.05	\$ 14,483.00	\$ (216.95)	\$ 15,010.28	\$ 14,483.00	\$ 527.28	\$ 43,914.52	\$ 43,449.00	\$ 465.52
1003 Sign Income		\$ -	\$ -		\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
1005 Savings/Reserve Interest							\$ 10.25					
1005 Checking Interest	\$ 11.22	\$ 20.00	\$ (8.78)	\$ 16.04	\$ 20.00	\$ (3.96)	\$ 13.67	\$ 20.00	\$ (6.33)	\$ 40.93	\$ 60.00	\$ (19.07)
1008 Misc. Income		\$ 50.00	\$ (50.00)		\$ -	\$ -		\$ -	\$ -	\$ -	\$ 50.00	\$ (50.00)
Total Income	\$ 14,649.41	\$ 14,553.00	\$ 96.41	\$ 14,282.09	\$ 14,503.00	\$ (220.91)	\$ 18,034.20	\$ 17,503.00	\$ 531.20	\$ 46,965.70	\$ 46,559.00	\$ 406.70
Expenses												
2001 Exterior Building Maintenance		\$ 500.00	\$ (500.00)	\$ 921.00	\$ -	\$ 921.00	\$ 60.00	\$ 500.00	\$ (440.00)	\$ 981.00	\$ 1,000.00	\$ 19.00
2002 Grounds & Maintenance		\$ 2,500.00	\$ (2,500.00)	\$ 12,527.12	\$ 9,000.00	\$ 3,527.12	\$ 57.95	\$ 8,000.00	\$ (7,942.05)	\$ 12,585.07	\$ 19,500.00	\$ 6,914.93
2003 Liability Insurance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2004 Lawn Maintenance		\$ -	\$ -	\$ 1,593.05	\$ -	\$ 1,593.05		\$ 7,000.00	\$ (7,000.00)	\$ 1,593.05	\$ 7,000.00	\$ 5,406.95
2006 Misc. Expense		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.00	\$ (175.00)	\$ -	\$ 175.00	\$ 175.00
2007 Office Supplies		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Printing & photocopying		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Shipping & postage		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276.00	\$ -	\$ 276.00	\$ 276.00	\$ -	\$ (276.00)
Software & apps	\$ 174.00	\$ 172.50	\$ 1.50	\$ 174.00	\$ 172.50	\$ 1.50	\$ 314.90	\$ 172.50	\$ 142.40	\$ 662.90	\$ 517.50	\$ (145.40)
Total 2007 Office Supplies	\$ 174.00	\$ 172.50	\$ 1.50	\$ 174.00	\$ 172.50	\$ 1.50	\$ 590.90	\$ 172.50	\$ 418.40	\$ 938.90	\$ 517.50	\$ (421.40)
2008 Pond Maintenance		\$ -	\$ -	\$ 24.50	\$ -	\$ 24.50		\$ -	\$ -	\$ 24.50	\$ -	\$ (24.50)
Pond A Expenses (Small Pond)		\$ -	\$ -	\$ 833.33	\$ 450.00	\$ 383.33		\$ 450.00	\$ (450.00)	\$ 833.33	\$ 900.00	\$ 66.67
Pond B Expenses (Behind Wayside Home)		\$ -	\$ -	\$ 833.34	\$ 550.00	\$ 283.34		\$ 550.00	\$ (550.00)	\$ 833.34	\$ 1,100.00	\$ 266.66
Pond C - Wetlands Pond		\$ -	\$ -	\$ 833.33	\$ 600.00	\$ 233.33		\$ 600.00	\$ (600.00)	\$ 833.33	\$ 1,200.00	\$ 366.67
Total 2008 Pond Maintenance	\$ -	\$ -	\$ -	\$ 2,524.50	\$ 1,600.00	\$ 924.50	\$ -	\$ 1,600.00	\$ (1,600.00)	\$ 2,524.50	\$ 3,200.00	\$ 675.50
2009 Professional Fee		\$ -	\$ -	\$ 350.00	\$ (350.00)		\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ 350.00
2010 Rent		\$ -	\$ -	\$ 360.00	\$ (360.00)		\$ -	\$ -	\$ -	\$ -	\$ 360.00	\$ 360.00
2012 Repairs & maintenance		\$ 9,400.00	\$ (9,400.00)	\$ -	\$ -	\$ -	\$ 11,159.23	\$ -	\$ 11,159.23	\$ 11,159.23	\$ 9,400.00	\$ (1,759.23)
2013 Snow Removal and Salt	\$ 14,451.25	\$ 6,500.00	\$ 7,951.25	\$ 672.00	\$ 4,000.00	\$ (3,328.00)		\$ -	\$ -	\$ 15,123.25	\$ 10,500.00	\$ (4,623.25)
2016 Income Taxes		\$ 100.00	\$ (100.00)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00
2017 Utilities Ponds	\$ 31.05	\$ 50.00	\$ (18.95)	\$ 67.01	\$ 400.00	\$ (332.99)	\$ 327.67	\$ 400.00	\$ (72.33)	\$ 425.73	\$ 850.00	\$ 424.27
2018 Street Lights	\$ 59.15	\$ 60.00	\$ (0.85)	\$ 59.13	\$ 60.00	\$ (0.87)	\$ 59.07	\$ 60.00	\$ (0.93)	\$ 177.35	\$ 180.00	\$ 2.65
Total Expenses	\$ 14,715.45	\$ 19,282.50	\$ (4,567.05)	\$ 18,537.81	\$ 15,942.50	\$ 2,595.31	\$ 12,254.82	\$ 17,907.50	\$ (5,652.68)	\$ 45,508.08	\$ 53,132.50	\$ 7,624.42
Net Operating Income	\$ (66.04)	\$ (4,729.50)	\$ 4,663.46	\$ (4,255.72)	\$ (1,439.50)	\$ (2,816.22)	\$ 5,779.38	\$ (404.50)	\$ 6,183.88	\$ 1,457.62	\$ (6,573.50)	\$ (8,031.12)
Net Income	\$ (66.04)	\$ (4,729.50)	\$ 4,663.46	\$ (4,255.72)	\$ (1,439.50)	\$ (2,816.22)	\$ 5,779.38	\$ (404.50)	\$ 6,183.88	\$ 1,457.62	\$ (6,573.50)	\$ (8,031.12)

Income Notes: Income for 2nd qtr. was \$406.90 above the actual due to the fact that some residents pay ahead of the due date. We still are below in the checking interest.

Expense Notes: Total Expenses for this quarter was less than the budget amount by \$7,624.42. However snow removal exceeded the budget by \$4,623.25 and repairs & maintenance by \$1,759.23. Installation for new mailboxes and paint for all existing posts = \$1,767.73 and Asphalt Seal repair = \$9,350