

Warner Creek Condominium Owner's Association, Inc.

2027 BUDGET OVERVIEW

Approved 9/11/2026

OPERATING BUDGET

	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Total
Income													
1001 Condo Fee Income	\$ 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
1003 Sign Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
1004 Savings/Reserve Interest	\$ -	\$ -	\$ 9.51	\$ -	\$ -	\$ 10.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19.96
1005 Checking Interest	\$ 7.96	\$ 7.11	\$ 8.38	\$ 11.22	\$ 16.04	\$ 13.67	\$ 8.84	\$ 9.00	\$ 9.00	\$ 8.00	\$ 12.00	\$ 12.00	\$ 123.22
1008 Misc. Income	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00
1011 Late Fee Income	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ 80.00
Unapplied Cash Payment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 14,520.96	\$ 14,490.11	\$ 14,525.89	\$ 14,494.22	\$ 14,499.04	\$ 17,507.12	\$ 14,516.84	\$ 14,492.00	\$ 14,542.00	\$ 14,491.00	\$ 14,495.00	\$ 14,495.00	\$ 177,069.18
Expenses													
2001 Exterior Building Maintenance	\$ -	\$ -	\$ -	\$ 800.00	\$ -	\$ 1,000.00	\$ 800.00	\$ 300.00	\$ 600.00	\$ 1,200.00	\$ 200.00	\$ -	\$ 4,900.00
2002 Grounds & Maintenance	\$ -	\$ -	\$ 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	\$ -	\$ 45,000.00
2003 Liability insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ 5,200.00
2004 Lawn Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 7,200.00	\$ 8,500.00	\$ 7,400.00	\$ 7,400.00	\$ 8,500.00	\$ 6,000.00	\$ -	\$ 49,000.00
2006 Misc. Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00
2007 Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & photocopying	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ 200.00
Shipping & postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 570.00
Software & apps	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 300.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 1,565.00
2008 Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24.50	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024.50
Pond A Expenses (Small Pond)	\$ -	\$ -	\$ 175.00	\$ -	\$ 833.33	\$ -	\$ 834.00	\$ -	\$ 833.33	\$ -	\$ -	\$ -	\$ 2,675.66
Pond B Expenses (Behind Wayside Home)	\$ -	\$ -	\$ 225.00	\$ -	\$ 833.34	\$ -	\$ 834.00	\$ -	\$ 834.00	\$ -	\$ -	\$ -	\$ 2,726.34
Pond C - Wetlands Pond	\$ -	\$ -	\$ -	\$ -	\$ 833.33	\$ -	\$ 832.00	\$ -	\$ 832.00	\$ -	\$ -	\$ -	\$ 2,497.33
2009 Professional Fee	\$ -	\$ -	\$ 385.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385.00
2010 Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360.00	\$ -	\$ -	\$ -	\$ 360.00
2012 Repairs & maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850.00
2013 Snow Removal and Salt	\$ 12,000.00	\$ 7,000.00	\$ 6,500.00	\$ 13,500.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800.00	\$ 44,000.00
2017 Utilities Ponds	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 405.00	\$ 50.00	\$ 50.00	\$ 2,705.00
2018 Street Lights	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 62.00	\$ 744.00
Total Expenses	\$ 12,227.00	\$ 7,227.00	\$ 8,512.00	\$ 17,027.00	\$ 17,301.50	\$ 17,362.00	\$ 21,227.00	\$ 12,547.00	\$ 21,136.33	\$ 13,782.00	\$ 12,427.00	\$ 4,027.00	\$ 164,802.83
Net Operating Income	\$ 2,293.96	\$ 7,263.11	\$ 6,013.89	\$ (2,532.78)	\$ (2,802.46)	\$ 145.12	\$ (6,710.16)	\$ 1,945.00	\$ (6,594.33)	\$ 709.00	\$ 2,068.00	\$ 10,468.00	\$ 12,266.35

CAPITAL IMPROVEMENT BUDGET

Other Income

8000 Assessment Income	\$ -	\$ -	\$ 29,275.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,275.00
Total Other Income	\$ -	\$ -	\$ 29,275.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,275.00

Other Expenses

Capital Improvement Expenses													\$ -
9001 Asphalt Sealcoat**	\$ -	\$ -	\$ -	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000.00
9002 Sewer/Curb Repairs*	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
Total Capital Improvement Expenses	\$ -	\$ -	\$ 10,000.00	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,000.00

Net Other Income (capital improvements)	\$ -	\$ -	\$ 19,275.00	\$ (16,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,275.00
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Net Income (operating and capital)	\$ 2,293.96	\$ 7,263.11	\$ 25,288.89	\$ (18,532.78)	\$ (2,802.46)	\$ 145.12	\$ (6,710.16)	\$ 1,945.00	\$ (6,594.33)	\$ 709.00	\$ 2,068.00	\$ 10,468.00	\$ 15,541.35
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Capital Improvement Covered by 2027 Assessment

*Sewer drain/curb repair units to be done in spring 2027 prior to sealcoating

**Year 2 of agreement with Asphalt Seal & Repair

TBD - Future Projects (2027, 2028, 2029)

Mulch - \$24,484 - plans to add new mulch throughout the Association will be done in a phased manner over 2-3 years as funds are available.

Painting of lanterns & fences over 2-3 years

Power washing front concrete pillars