

Warner Creek Condominiums Owners' Association Financial Report, 2026 Annual Meeting – October 5

The financial reports show the balances of the association's operating accounts. The accounts cover monthly income, expenses and recurring costs. Updated reports are available to all residents monthly on the association web page.

- The association remains financially stable in 2026 despite higher operating costs in some areas.
- The anticipated checking account balance for the end of the 2026 year should be around \$21,000. Our anticipated savings/reserve account balance should be around \$16,000. These funds from both checking and reserve will carry over to the 2027 fiscal year.
- There will be some bills that will come in January 2027 that will be from December 2026 expenses. That is why we need funds to carry over to 2027.
- An end of the year report for 2026 will be provided in January 2027.
- Communication to residents:
 - All monthly profit and loss and balance sheet reports are maintained on the Association website
 - Quarterly, and annual financial reports are also available on the Association web page.
 - Use the following address to access the financials on the website:
<https://warnercreekcondos.net/financial-reports/>
- Approved 2027 Budget – Included in packet
 - Items that have changed from 2026
 - No increase in the Condo Maintenance Fee for 2027. There may be a need to increase the monthly condo fee in 2028.
 - Our contract with Lamar signs will expire in May of 2028. This may result in a loss or reduction of this income after 2027
 - An assessment fee will be implemented in 2027. The assessment fee will be due by March 1, 2027. A form and payment directions will be sent out in early December 2026.
 - Capital Improvement Budget of \$29,275.00 is listed for 2027
 - The Two Capital Improvement Projects planned for 2027
 - Asphalt Seal & Repair – Phase 2 of this project will be completed in 2027. \$16,000 for seal coating. A contract has been signed to secure pricing.
 - Sewer drain/Curb Repair – Anticipated budget for 1st year = \$10,000. This will take care of 4 of the most damaged.
 - Future projects expenses as funds allow (2027, 2028, 2029)
 - Mulch – this may be done in a phased manner (2-3 yrs)
 - Painting/repair or possible replacement of lanterns & fences over 2-3 yrs
 - Power wash front concrete pillars

- Future Payments – PLEASE READ AND NOTE:
 - As we approach the 2027 budget year, it is important that our books reflect the actual income and expenses for that year. **We ask that payments for January, 2027 are not paid in 2026. Again, we ask that your January 2027 Condo Fee not be received by the Association before January 1, 2027.**
 - Fees are due on the 1st of each month, if you can have your payments arrive within the first week of each month, it would be appreciated. However, fees received after the 15th of each month will incur late fees.

Thank you to all who pay their fees on a timely basis. If you have questions, do not hesitate to contact the Board of Directors of the Warner Creek Condominium Owner's Association, Inc

Treasurer, 2026