

Warner Creek Condominium Owner's Association, Inc.
Budget vs. Actuals: Budget
July - September, 2026 - 3RD QUARTER

	Actual	JULY Budget	Difference	Actual	AUGUST Budget	Difference	Actual	SEPTEMBER Budget	Difference	Actual	TOTAL Budget	Difference
Income												
1001 Condo Fee Income	\$ 14,762.44	\$ 14,483.00	\$ 279.44	\$ 16,125.94	\$ 14,483.00	\$ 1,642.94	\$ 13,274.12	\$ 14,483.00	\$ (1,208.88)	\$ 44,162.50	\$ 43,449.00	\$ 713.50
1003 Sign Income		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
1004 Savings/Reserve Interest			\$ -			\$ -	\$ 11.48		\$ 11.48	\$ 11.48	\$ -	\$ 11.48
1005 Checking Interest	\$ 8.84	\$ 20.00	\$ (11.16)	\$ 6.65	\$ 20.00	\$ (13.35)	\$ 8.87	\$ 20.00	\$ (11.13)	\$ 24.36	\$ 60.00	\$ (35.64)
1008 Misc. Income		\$ -	\$ -		\$ 50.00	\$ (50.00)	\$ 850.00	\$ -	\$ 850.00	\$ 850.00	\$ 50.00	\$ 800.00
1011 Late Fee Income			\$ -			\$ -	\$ 65.00		\$ 65.00	\$ 65.00	\$ -	\$ 65.00
Unapplied Cash Payment Income			\$ -			\$ -	\$ 210.00		\$ 210.00	\$ 210.00	\$ -	\$ 210.00
Total Income	\$ 14,771.28	\$ 14,503.00	\$ 268.28	\$ 16,132.59	\$ 14,553.00	\$ 1,579.59	\$ 14,419.47	\$ 14,503.00	\$ (83.53)	\$ 45,323.34	\$ 43,559.00	\$ 1,764.34
Expenses												
2001 Exterior Building Maintenance	\$ 198.00	\$ 800.00	\$ (602.00)	\$ 2,400.00	\$ -	\$ 2,400.00		\$ 1,000.00	\$ (1,000.00)	\$ 2,598.00	\$ 1,800.00	\$ 798.00
2002 Grounds & Maintenance	\$ 4,482.64	\$ 7,000.00	\$ (2,517.36)	\$ 1,791.61	\$ 4,000.00	\$ (2,208.39)	\$ 1,620.80	\$ 4,000.00	\$ (2,379.20)	\$ 7,895.05	\$ 15,000.00	\$ (7,104.95)
2003 Liability insurance		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
2004 Lawn Maintenance	\$ 17,087.05	\$ 6,000.00	\$ 11,087.05	\$ 8,922.66	\$ 6,000.00	\$ 2,922.66	\$ 8,595.61	\$ 6,000.00	\$ 2,595.61	\$ 34,605.32	\$ 18,000.00	\$ 16,605.32
2006 Misc. Expense	\$ 25.00	\$ -	\$ 25.00		\$ -	\$ -		\$ 150.00	\$ (150.00)	\$ 25.00	\$ 150.00	\$ (125.00)
2007 Office Supplies			\$ -			\$ -			\$ -	\$ -	\$ -	\$ -
Printing & photocopying		\$ -	\$ -		\$ -	\$ -	\$ 189.27	\$ 200.00	\$ (10.73)	\$ 189.27	\$ 200.00	\$ (10.73)
Shipping & postage		\$ -	\$ -		\$ -	\$ -		\$ 280.00	\$ (280.00)	\$ -	\$ 280.00	\$ (280.00)
Software & apps	\$ 174.00	\$ 172.50	\$ 1.50	\$ 140.00	\$ 172.50	\$ (32.50)	\$ 140.00	\$ 172.50	\$ (32.50)	\$ 454.00	\$ 517.50	\$ (63.50)
Total 2007 Office Supplies	\$ 174.00	\$ 172.50	\$ 1.50	\$ 140.00	\$ 172.50	\$ (32.50)	\$ 329.27	\$ 652.50	\$ (323.23)	\$ 643.27	\$ 997.50	\$ (354.23)
2008 Pond Maintenance	\$ 500.00		\$ 500.00			\$ -			\$ -	\$ 500.00	\$ -	\$ 500.00
Pond A Expenses (Small Pond)	\$ 834.00	\$ 500.00	\$ 334.00		\$ -	\$ -		\$ 450.00	\$ (450.00)	\$ 834.00	\$ 950.00	\$ (116.00)
Pond B Expenses (Behind Wayside)	\$ 834.00	\$ 550.00	\$ 284.00		\$ -	\$ -		\$ 450.00	\$ (450.00)	\$ 834.00	\$ 1,000.00	\$ (166.00)
Pond C - Wetlands Pond	\$ 832.00	\$ 830.00	\$ 2.00		\$ -	\$ -		\$ -	\$ -	\$ 832.00	\$ 830.00	\$ 2.00
Total 2008 Pond Maintenance	\$ 3,000.00	\$ 1,880.00	\$ 1,120.00	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ (900.00)	\$ 3,000.00	\$ 2,780.00	\$ 220.00
2009 Professional Fee		\$ 150.00	\$ (150.00)		\$ -	\$ -		\$ -	\$ -	\$ -	\$ 150.00	\$ (150.00)
2010 Rent		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
2012 Repairs & maintenance	\$ 850.00	\$ 3,500.00	\$ (2,650.00)		\$ -	\$ -		\$ 1,100.00	\$ (1,100.00)	\$ 850.00	\$ 4,600.00	\$ (3,750.00)
2013 Snow Removal and Salt		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
2016 Income Taxes		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
2017 Utilities Ponds	\$ 389.15	\$ 400.00	\$ (10.85)	\$ 362.98	\$ 400.00	\$ (37.02)	\$ 403.42	\$ 400.00	\$ 3.42	\$ 1,155.55	\$ 1,200.00	\$ (44.45)
2018 Street Lights	\$ 59.07	\$ 60.00	\$ (0.93)	\$ 59.06	\$ 60.00	\$ (0.94)	\$ 59.09	\$ 60.00	\$ (0.91)	\$ 177.22	\$ 180.00	\$ (2.78)
Total Expenses	\$ 26,264.91	\$ 19,962.50	\$ 6,302.41	\$ 13,676.31	\$ 10,632.50	\$ 3,043.81	\$ 11,008.19	\$ 14,262.50	\$ (3,254.31)	\$ 50,949.41	\$ 44,857.50	\$ 6,091.91
Net Operating Income	\$ (11,493.63)	\$ (5,459.50)	\$ (6,034.13)	\$ 2,456.28	\$ 3,920.50	\$ (1,464.22)	\$ 3,411.28	\$ 240.50	\$ 3,170.78	\$ (5,626.07)	\$ (1,298.50)	\$ (4,327.57)
Net Income	\$ (11,493.63)	\$ (5,459.50)	\$ (6,034.13)	\$ 2,456.28	\$ 3,920.50	\$ (1,464.22)	\$ 3,411.28	\$ 240.50	\$ 3,170.78	\$ (5,626.07)	\$ (1,298.50)	\$ (4,327.57)