

Sunshine Creek Condominiums 2023 Annual Budget							
(Approved 10/06/2022)							
Revenues:	% of Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2022-2023	% Change
Assessment Income		143,700.00	146,200.00	146,850.00	153,604.00	7,404.00	4.60%
Reserve Income		56,650.00	58,350.00	60,100.00	63,105.00	4,755.00	5.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Capital Contribution Income		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Interest Income (Reserves)		0.00	0.00	0.00	0.00	0.00	0.00%
Key Income		0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME.....		200,350.00	204,550.00	206,950.00	216,709.00	12,159.00	4.72%
Expenses:		2020 Budget	2021 Budget	2022 Budget	2023 Budget	2022-2023	% Change
Landscape Contract - Base		12,500.00	12,500.00	12,500.00	14,500.00	2,000.00	16.00%
Landscape Services (Additional)		2,000.00	2,000.00	2,000.00	1,500.00	-500.00	-25.00%
Irrigation		1,000.00	1,000.00	1,000.00	1,200.00	200.00	20.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair.....	7.74%	15,500.00	15,500.00	15,500.00	17,200.00	1,700.00	10.97%
Cleaning Service		2,400.00	2,400.00	3,400.00	2,500.00	100.00	-26.47%
Electric Lamping/Ballast - R&M		500.00	500.00	500.00	750.00	250.00	50.00%
Exterior Roof R&M		2,500.00	2,500.00	2,000.00	2,000.00	-500.00	0.00%
General Bldg. - R&M		6,000.00	6,000.00	7,000.00	7,000.00	1,000.00	0.00%
Gutters - R&M		1,500.00	1,500.00	1,500.00	0.00	-1,500.00	-100.00%
Pest Control Services		750.00	1,000.00	1,000.00	1,000.00	0.00	0.00%
Plumbing R&M		500.00	500.00	500.00	500.00	0.00	0.00%
Staff (Maintenance)		0.00	250.00	0.00	0.00	-250.00	0.00%
Pool Maint. & Supplies		9,700.00	9,700.00	8,000.00	7,000.00	-2,700.00	-12.50%
Pool Chemical Reads		0.00	600.00	600.00	0.00	-600.00	-100.00%
Exercise Equipment Maint.		500.00	500.00	500.00	300.00	-200.00	-40.00%
Total Building & Repairs & Maintenance.....	12.15%	24,350.00	25,450.00	25,000.00	21,050.00	-4,400.00	-15.80%
Alarm System Testing & Maintenance		800.00	1,500.00	1,500.00	3,600.00	2,100.00	140.00%
Garbage & Recycle (Waste Management)		6,500.00	7,000.00	6,600.00	8,500.00	1,500.00	28.79%
Electricity - Common Area		4,200.00	4,000.00	2,500.00	2,700.00	-1,300.00	8.00%
Gas		2,200.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		3,500.00	3,500.00	5,000.00	4,800.00	1,300.00	-4.00%
Water/Sewer (6% anticipated increase, City of Beaverton >July		41,200.00	40,000.00	41,500.00	46,000.00	6,000.00	10.84%
Utility Expenses.....	29.15%	58,400.00	58,000.00	59,100.00	67,600.00	9,600.00	14.38%
Administrative Fee		0.00	0.00	0.00	0.00	0.00	0.00%
Audit Fees		2,200.00	2,000.00	2,000.00	2,500.00	500.00	25.00%
Bank Charges		250.00	150.00	150.00	250.00	100.00	66.67%
Copy/Fax		250.00	250.00	250.00	250.00	0.00	0.00%
General Liability Insurance		21,000.00	23,750.00	23,750.00	23,000.00	-750.00	-3.16%
General Office Expenses		500.00	500.00	500.00	500.00	0.00	0.00%
Legal Fees		3,000.00	2,500.00	2,500.00	2,500.00	0.00	0.00%
Licenses/Fees/Permits		1,100.00	1,100.00	1,100.00	1,000.00	-100.00	-9.09%
Management Fee - Base		16,400.00	16,400.00	16,400.00	17,004.00	604.00	3.68%
Management Services - Extra		0.00	0.00	0.00	0.00	0.00	0.00%
Reserve Study Fee		750.00	600.00	600.00	750.00	150.00	25.00%
Operating Expenses.....	22.69%	45,450.00	47,250.00	47,250.00	47,754.00	504.00	1.07%
Total Ground, Building, Utility, & Operating.....	71.72%	143,700.00	146,200.00	146,850.00	153,604.00	7,404.00	4.60%
		2020 Budget	2021 Budget	2022 Budget	2023 Budget	2022-2023	% Change
Reserves.....	28.28%	56,650.00	58,350.00	60,100.00	63,105.00	4,755.00	5.00%
		2020 Budget	2021 Budget	2022 Budget	2023 Budget	2022-2023	% Change
Calculated Expenses Plus Reserves.....	100.00%	200,350.00	204,550.00	206,950.00	216,709.00	12,159.00	4.72%
2023 Annual Budget (proposed).....					216,709.00		