

Sunshine Creek Condominiums 2021 Annual Budget							
(Final 10/22/2020)							
Revenues:	% of Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2020-2021	% Change
Assessment Income		128,035.00	123,285.00	143,700.00	146,200.00	2,500.00	1.74%
Reserve Income		48,000.00	55,000.00	56,650.00	58,350.00	1,700.00	3.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	250.00	0.00	-250.00	-100.00%
Interest Income		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%
Legal 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.....		176,035.00	178,285.00	200,350.00	204,550.00	3,950.00	1.97%
Expenses:		2018 Budget	2019 Budget	2020 Budget	2021 Budget	2020-2021	% Change
Landscape Contract - Base		11,460.00	11,460.00	12,500.00	12,500.00	0.00	0.00%
Landscape Services (Additional)		3,000.00	1,000.00	2,000.00	2,000.00	0.00	0.00%
Irrigation		1,000.00	500.00	1,000.00	1,000.00	0.00	0.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair.....	7.74%	15,460.00	12,960.00	15,500.00	15,500.00	0.00	0.00%
Cleaning Service		4,870.00	2,400.00	2,400.00	2,400.00	0.00	0.00%
Electric Lamping/Ballast - R&M		0.00	0.00	500.00	500.00	0.00	100.00%
Exterior Roof R&M		0.00	810.00	2,500.00	2,500.00	0.00	0.00%
General Bldg. - R&M		5,000.00	5,000.00	6,000.00	6,000.00	0.00	0.00%
Gutters - R&M		1,000.00	1,350.00	1,500.00	1,500.00	0.00	0.00%
Pest Control Services		590.00	750.00	750.00	1,000.00	250.00	33.33%
Plumbing R&M		0.00	0.00	500.00	500.00	0.00	100.00%
Staff (Maintenance)		0.00	0.00	0.00	250.00	250.00	0.00%
Pool Maint. & Supplies		9,700.00	9,700.00	9,700.00	9,700.00	0.00	0.00%
Pool Chemical Reads		0.00	0.00	0.00	600.00	600.00	0.00%
Exercise Equipment Maint.		0.00	0.00	500.00	500.00	0.00	0.00%
Total Building & Repairs & Maintenance.....	12.15%	21,160.00	20,010.00	24,350.00	25,450.00	1,100.00	4.52%
Alarm System Testing & Maintenance		500.00	800.00	800.00	1,500.00	700.00	87.50%
Garbage & Recycle (Waste Management)		5,500.00	5,500.00	6,500.00	7,000.00	500.00	7.69%
Electricity - Common Area		4,500.00	4,000.00	4,200.00	4,000.00	-200.00	-4.76%
Gas		2,500.00	2,000.00	2,200.00	2,000.00	-200.00	-9.09%
Telephone/Cable/Internet Basic Service (Comcast)		2,510.00	3,500.00	3,500.00	3,500.00	0.00	0.00%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		37,500.00	38,500.00	41,200.00	40,000.00	-1,200.00	-2.91%
Utility Expenses.....	29.15%	53,010.00	54,300.00	58,400.00	58,000.00	-400.00	-0.68%
Audit Fees		4,560.00	1,850.00	2,200.00	2,000.00	-200.00	-9.09%
Bank Charges		0.00	0.00	250.00	150.00	-100.00	-40.00%
Copy/Fax		0.00	0.00	250.00	250.00	0.00	0.00%
General Liability Insurance		14,175.00	14,175.00	21,000.00	23,750.00	2,750.00	13.10%
General Office Expenses		1,000.00	2,000.00	500.00	500.00	0.00	0.00%
Legal Fees		8,250.00	6,295.00	3,000.00	2,500.00	-500.00	-16.67%
Licenses/Fees/Permits		500.00	75.00	1,100.00	1,100.00	0.00	0.00%
Management Fee - Base		7,920.00	9,720.00	16,400.00	16,400.00	0.00	0.00%
Management Services - Extra		0.00	900.00	0.00	0.00	0.00	0.00%
Operating Contingency		2,000.00	1,000.00	0.00	0.00	0.00	0.00%
Reserve Study Fee		0.00	0.00	750.00	600.00	-150.00	-20.00%
Operating Expenses.....	22.69%	38,405.00	36,015.00	45,450.00	47,250.00	1,800.00	3.96%
Total Ground, Building, Utility, & Operating.....	71.72%	128,035.00	123,285.00	143,700.00	146,200.00	2,500.00	1.74%
		2018 Budget	2019 Budget	2020 Budget	2021 Budget	2020-2021	% Change
Reserves.....	28.28%	48,000.00	55,000.00	56,650.00	58,350.00	1,700.00	3.00%
		2018 Budget	2019 Budget	2020 Budget	2021 Budget	2020-2021	% Change
Calculated Expenses Plus Reserves.....	100.00%	176,035.00	178,285.00	200,350.00	204,550.00	4,200.00	2.10%
2020 Annual Budget (final).....					204,550.00		