

Sunshine Creek Condominiums 2026 Annual Budget							
Approved: 11/20/2025							
Revenues:	% of Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2025-2026	% Change
Assessment Income	69.35%	153,604.00	158,950.00	176,321.00	195,100.00	18,779.00	10.65%
Reserve Income	30.65%	63,105.00	68,153.00	74,969.00	86,214.00	11,245.00	15.00%
Bank Fee Income	0.00%	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	0.00%
Fee Income	0.00%	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	0.00%
Key Income	0.00%	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	0.00%
Parking Income	0.00%	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	0.00%
TOTAL INCOME.....	100.00%	216,709.00	227,103.00	251,290.00	281,314.00	30,024.00	11.95%
Expenses:		2023 Budget	2024 Budget	2025 Budget	2026 Budget	2025-2026	% Change
Landscape Contract - Base	5.87%	14,500.00	15,000.00	15,000.00	16,500.00	1,500.00	10.00%
Landscape Services (Additional)	0.53%	1,500.00	1,600.00	2,000.00	1,500.00	-500.00	-25.00%
Irrigation	0.89%	1,200.00	1,000.00	2,000.00	2,500.00	500.00	25.00%
Pest Control Services	1.78%	1,000.00	3,000.00	4,500.00	5,000.00	500.00	11.11%
Snow removal contracts	0.00%	0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair.....	9.06%	18,200.00	20,600.00	23,500.00	25,500.00	2,000.00	8.51%
Cleaning Service	1.00%	2,500.00	2,500.00	2,450.00	2,800.00	350.00	14.29%
Electric Lamping/Ballast - R&M	0.53%	750.00	800.00	2,000.00	1,500.00	-500.00	-25.00%
Electrical R&M	1.07%	0.00	0.00	2,500.00	3,000.00	500.00	20.00%
Exercise Equipment Maint.	5.00%	300.00	300.00	500.00	250.00	-250.00	-50.00%
Fire & Life - Alarm Testing	0.25%	3,600.00	2,100.00	1,500.00	700.00	-800.00	-53.33%
General Bldg. - R&M	1.78%	7,000.00	8,000.00	6,000.00	5,000.00	-1,000.00	-16.67%
Gutters - R&M	0.00%	0.00	0.00	0.00	0.00	0.00	0.00%
Plumbing R&M	0.36%	500.00	750.00	1,000.00	1,000.00	0.00	0.00%
Pool Contract	2.77%	7,000.00	7,500.00	6,000.00	7,800.00	1,800.00	30.00%
Pool Maintenance & Supplies	0.27%	0.00	0.00	1,500.00	750.00	-750.00	-50.00%
Roof Maintenance R&M	5.88%	2,000.00	2,000.00	2,000.00	1,500.00	-500.00	-25.00%
Security Expenses	3.03%	0.00	0.00	0.00	500.00	500.00	0.00%
Total Building & Repairs & Maintenance.....	8.82%	23,650.00	23,950.00	25,450.00	24,800.00	-650.00	-2.55%
Garbage & Recycle (Waste Management)	4.98%	8,500.00	9,000.00	11,000.00	14,000.00	3,000.00	27.27%
Electricity - Common Area	1.78%	2,700.00	4,000.00	5,000.00	5,000.00	0.00	0.00%
Gas	0.89%	2,000.00	1,900.00	2,000.00	2,500.00	500.00	25.00%
Telephone/Cable/Internet Basic Service (Comcast)	1.42%	4,800.00	4,000.00	4,000.00	4,000.00	0.00	0.00%
Water/Sewer (12% anticipated increase, City of Bea)	21.68%	46,000.00	49,000.00	54,500.00	61,000.00	6,500.00	11.93%
Utility Expenses.....	30.75%	64,000.00	67,900.00	76,500.00	86,500.00	10,000.00	13.07%
Administrative Fee	0.09%	0.00	0.00	250.00	250.00	0.00	0.00%
Audit Fees	0.53%	2,500.00	2,000.00	2,000.00	1,500.00	-500.00	-25.00%
Bank Charges	0.18%	250.00	250.00	400.00	500.00	100.00	25.00%
Copy/Fax	0.09%	250.00	250.00	250.00	250.00	0.00	0.00%
General Liability Insurance	11.73%	23,000.00	23,000.00	26,500.00	33,000.00	6,500.00	24.53%
General Office Expenses	0.09%	500.00	250.00	250.00	250.00	0.00	0.00%
Legal Fees	0.53%	2,500.00	2,000.00	2,000.00	1,500.00	-500.00	-25.00%
Licenses/Fees/Permits	0.32%	1,000.00	1,000.00	500.00	900.00	400.00	80.00%
Management Fee - Base	6.58%	17,004.00	17,000.00	17,871.00	18,500.00	629.00	3.52%
Reserve Study Fee	0.30%	750.00	750.00	850.00	850.00	0.00	0.00%
Taxes, Income	0.28%	0.00	0.00	0.00	800.00	800.00	0.00%
Operating Expenses.....	20.72%	47,754.00	46,500.00	50,871.00	58,300.00	7,429.00	14.60%
Total Ground, Building, Utility, & Operating.....	69.35%	153,604.00	158,950.00	176,321.00	195,100.00	18,779.00	10.65%
		2023 Budget	2024 Budget	2025 Budget	2026 Budget	2025-2026	% Change
Reserves.....	30.65%	63,105.00	68,153.00	74,969.00	86,214.00	11,245.00	15.00%
		2023 Budget	2024 Budget	2025 Budget	2026 Budget	2025-2026	% Change
Calculated Expenses Plus Reserves.....	100.00%	216,709.00	227,103.00	251,290.00	281,314.00	24,187.00	11.9479%
2026 Annual Budget (proposed).....					281,314.00		