

Sunshine Creek Condominiums 2022 Annual Budget							
(Approved 10/28/2021)							
Revenues:	% of Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2021-2022	% Change
Assessment Income		123,285.00	143,700.00	146,200.00	146,850.00	650.00	0.44%
Reserve Income		55,000.00	56,650.00	58,350.00	60,100.00	1,750.00	3.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	250.00	0.00	0.00	0.00	0.00%
Insurance 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.....		178,285.00	200,350.00	204,550.00	206,950.00	2,400.00	1.20%
Expenses:		2019 Budget	2020 Budget	2021 Budget	2022 Budget	2021-2022	% Change
Landscape Contract - Base		11,460.00	12,500.00	12,500.00	12,500.00	0.00	0.00%
Landscape Services (Additional)		1,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
Irrigation		500.00	1,000.00	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%	12,960.00	15,500.00	15,500.00	15,500.00	0.00	0.00%
Cleaning Service		2,400.00	2,400.00	2,400.00	3,400.00	1,000.00	41.67%
Electric Lamping/Ballast - R&M		0.00	500.00	500.00	500.00	0.00	0.00%
Exterior Roof R&M		810.00	2,500.00	2,500.00	2,000.00	-500.00	-20.00%
General Bldg. - R&M		5,000.00	6,000.00	6,000.00	7,000.00	1,000.00	16.67%
Gutters - R&M		1,350.00	1,500.00	1,500.00	1,500.00	0.00	0.00%
Pest Control Services		750.00	750.00	1,000.00	1,000.00	0.00	0.00%
Plumbing R&M		0.00	500.00	500.00	500.00	0.00	0.00%
Staff (Maintenance)		0.00	0.00	250.00	0.00	-250.00	-100.00%
Pool Maint. & Supplies		9,700.00	9,700.00	9,700.00	8,000.00	-1,700.00	-17.53%
Pool Chemical Reads		0.00	0.00	600.00	600.00	0.00	0.00%
Exercise Equipment Maint.		0.00	500.00	500.00	500.00	0.00	0.00%
Total Building & Repairs & Maintenance.....	12.15%	20,010.00	24,350.00	25,450.00	25,000.00	-450.00	-1.77%
Alarm System Testing & Maintenance		800.00	800.00	1,500.00	1,500.00	0.00	0.00%
Garbage & Recycle (Waste Management)		5,500.00	6,500.00	7,000.00	6,600.00	-400.00	-5.71%
Electricity - Common Area		4,000.00	4,200.00	4,000.00	2,500.00	-1,500.00	-37.50%
Gas		2,000.00	2,200.00	2,000.00	2,000.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		3,500.00	3,500.00	3,500.00	5,000.00	1,500.00	42.86%
Water/Sewer (6% anticipated increase, City of Beaverton >July		38,500.00	41,200.00	40,000.00	41,500.00	1,500.00	3.75%
Utility Expenses.....	29.15%	54,300.00	58,400.00	58,000.00	59,100.00	1,100.00	1.90%
Audit Fees		1,850.00	2,200.00	2,000.00	2,000.00	0.00	0.00%
Bank Charges		0.00	250.00	150.00	150.00	0.00	0.00%
Copy/Fax		0.00	250.00	250.00	250.00	0.00	0.00%
General Liability Insurance		14,175.00	21,000.00	23,750.00	23,750.00	0.00	0.00%
General Office Expenses		2,000.00	500.00	500.00	500.00	0.00	0.00%
Legal Fees		6,295.00	3,000.00	2,500.00	2,500.00	0.00	0.00%
Licenses/Fees/Permits		75.00	1,100.00	1,100.00	1,100.00	0.00	0.00%
Management Fee - Base		9,720.00	16,400.00	16,400.00	16,400.00	0.00	0.00%
Management Services - Extra		900.00	0.00	0.00	0.00	0.00	0.00%
Operating Contingency		1,000.00	0.00	0.00	0.00	0.00	0.00%
Reserve Study Fee		0.00	750.00	600.00	600.00	0.00	0.00%
Operating Expenses.....	22.69%	36,015.00	45,450.00	47,250.00	47,250.00	0.00	0.00%
Total Ground, Building, Utility, & Operating.....	71.72%	123,285.00	143,700.00	146,200.00	146,850.00	650.00	0.44%
		2019 Budget	2020 Budget	2021 Budget	2022 Budget	2021-2022	% Change
Reserves.....	28.28%	55,000.00	56,650.00	58,350.00	60,100.00	1,750.00	3.00%
		2019 Budget	2020 Budget	2021 Budget	2022 Budget	2021-2022	% Change
Calculated Expenses Plus Reserves.....	100.00%	178,285.00	200,350.00	204,550.00	206,950.00	2,400.00	1.17%
2022 Annual Budget (final).....					206,950.00		