

Sunshine Creek Condominiums 2020 Annual Budget							
(11/6/2019 Final)							
Revenues:	% of Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2019-2020	% Change
Assessment Income		117,885.00	128,035.00	123,285.00	143,700.00	20,415.00	16.56%
Reserve Income		50,000.00	48,000.00	55,000.00	56,650.00	1,650.00	3.00%
Capital Contribution		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	250.00	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%
Parking 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.....		167,885.00	176,035.00	178,285.00	200,350.00	22,315.00	12.38%
Expenses:		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Landscape Contract - Base		10,900.00	11,460.00	11,460.00	12,500.00	1,040.00	9.08%
Landscape Services (Additional)		0.00	3,000.00	1,000.00	2,000.00	1,000.00	100.00%
Irrigation		1,000.00	1,000.00	500.00	1,000.00	500.00	100.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair.....	7.27%	11,900.00	15,460.00	12,960.00	15,500.00	2,540.00	19.60%
Cleaning Service		2,280.00	4,870.00	2,400.00	2,400.00	0.00	0.00%
Electric Lamping/Ballast - R&M		0.00	0.00	0.00	500.00	500.00	100.00%
Exterior Roof R&M		0.00	0.00	810.00	2,500.00	1,690.00	208.64%
General Bldg. - R&M		5,000.00	5,000.00	5,000.00	6,000.00	1,000.00	20.00%
Gutters - R&M		500.00	1,000.00	1,350.00	1,500.00	150.00	11.11%
Pest Control Services		590.00	590.00	750.00	750.00	0.00	0.00%
Plumbing R&M		0.00	0.00	0.00	500.00	500.00	100.00%
Staff (Maintenance)		0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00%
Exercise Equipment Maint.		0.00	0.00	0.00	500.00	500.00	100.00%
Total Building & Repairs & Maintenance.....	11.22%	18,070.00	21,160.00	20,010.00	24,350.00	4,340.00	21.69%
Alarm System Testing & Maintenance		500.00	500.00	800.00	800.00	0.00	0.00%
Garbage & Recycle (Waste Management)		5,500.00	5,500.00	5,500.00	6,500.00	1,000.00	18.18%
Electricity - Common Area		4,500.00	4,500.00	4,000.00	4,200.00	200.00	5.00%
Gas		2,500.00	2,500.00	2,000.00	2,200.00	200.00	10.00%
Telephone/Cable/Internet Basic Service (Comcast)		2,510.00	2,510.00	3,500.00	3,500.00	0.00	0.00%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		37,500.00	37,500.00	38,500.00	41,200.00	2,700.00	7.01%
Utility Expenses.....	30.46%	53,010.00	53,010.00	54,300.00	58,400.00	4,100.00	7.55%
Audit Fees		4,560.00	4,560.00	1,850.00	2,200.00	350.00	18.92%
Bank Charges		0.00	0.00	0.00	250.00	250.00	100.00%
Copy/Fax		0.00	0.00	0.00	250.00	250.00	100.00%
General Liability Insurance		14,175.00	14,175.00	14,175.00	21,000.00	6,825.00	48.15%
General Office Expenses		1,000.00	1,000.00	2,000.00	500.00	-1,500.00	-75.00%
Legal Fees		750.00	8,250.00	6,295.00	3,000.00	-3,295.00	-52.34%
Licenses/Fees/Permits		500.00	500.00	75.00	1,100.00	1,025.00	1366.67%
Management Fee - Base		7,920.00	7,920.00	9,720.00	16,400.00	6,680.00	68.72%
Management Services - Extra		0.00	0.00	900.00	0.00	-900.00	-100.00%
Operating Contingency		6,000.00	2,000.00	1,000.00	0.00	-1,000.00	-100.00%
Reserve Study Fee		0.00	0.00	0.00	750.00	750.00	0.00%
Operating Expenses.....	20.20%	34,905.00	38,405.00	36,015.00	45,450.00	9,435.00	26.20%
Total Ground, Building, Utility, & Operating.....	69.15%	117,885.00	128,035.00	123,285.00	143,700.00	20,415.00	16.56%
		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Reserves.....	30.85%	50,000.00	48,000.00	55,000.00	56,650.00	1,650.00	3.00%
		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Calculated Expenses Plus Reserves.....	100.00%	167,885.00	176,035.00	178,285.00	200,350.00	22,065.00	12.38%
2020 Annual Budget (final).....					200,350.00		