

SunRiver Condominiums Annual Ten-Year Budget

FY 2023-24

	FY 22-23 Budget	Actual 22- 23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
Income											
Increase in dues from prior year			20%	10%	10%	10%	10%	10%	10%	10%	10%
4000 - Maintenance Fee Income	\$311,000	\$319,272	\$383,126	\$421,439	\$463,583	\$509,941	\$560,935	\$617,029	\$678,732	\$746,605	\$821,265
4010 - Special Assessment Income											
4020 - Grill Income											
4030 Parking Pass Income	\$600	\$2,460	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
4050 - Int. Inc. Bank	\$0	\$9	\$10	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
4055 - Electric Co-op Member Income	\$500	\$338	\$350	\$300	\$275	\$250	\$225	\$200	\$175	\$150	\$125
4056 - Xcel Energy Dividend											
4057 - Skylight Reimb. Income											
4058 - Chimney Reimbursement Income											
4059 - Window Cleaning reimb income											
4060 - Resale of materials income											
4069 - Returned Check Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4075 - Office Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4150 - Late Fees & Penalties	\$300	\$265	\$250	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
4175 - Rules Violation Income	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4180 Vendor Discount											
4190 Insurance Claim Reimbursement		\$14,800									
4999 - Uncat Insurance claim reimbursement											
Total Income	\$312,400	\$337,194	\$388,536	\$428,889	\$471,008	\$517,341	\$568,310	\$624,379	\$686,057	\$753,905	\$828,540
EXPENSE											
Depreciation Exp											
Manager's Unit											
Depreciation Exp											
Overhead Expenses											
5000 - Maintenance & Repair											
5170 Truck Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5010 Boilers - Gar. Ceiling	\$2,000	\$2,441	\$2,500	\$2,500	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
5020 Building Plumbing	\$2,000	\$6,700	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
5030 Building Repair-Materials/s	\$2,000	\$14,623	\$2,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
5040 Chimney Sweep expense	\$500	\$580	\$0	\$600		\$600		\$600		\$600	

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5050 Common/Office Area	\$100	\$456	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
5060 Fire Extinguisher Systems	\$1,000	\$1,155	\$1,200	\$1,000	\$1,200	\$1,000	\$1,200	\$1,000	\$1,200	\$1,000	\$1,200
5070 Grill Maintenance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5080 Grounds/Irrigation Repair	\$1,500	\$0	\$1,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
5090 Irrigation Maintenance	\$1,000	\$1,040	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
5100 Landscape Maintenance	\$2,000	\$1,409	\$1,000	\$1,050	\$1,103	\$1,158	\$1,216	\$1,276	\$1,340	\$1,407	\$1,477
5110 Outside Labor-Maintenanc	\$500	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
5120 Pest Control	\$100	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
5140 Pool-Chemicals	\$800	\$1,394	\$1,500	\$1,650	\$1,815	\$1,997	\$2,196	\$2,416	\$2,657	\$2,923	\$3,215
5150 Pool/Spa Equipment/Repai	\$1,000	\$2,493	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
5160 Roof Repairs	\$20,000	\$4,243	\$10,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
5165 Snow Removal/Matls Subs	\$5,000	\$3,364	\$4,000	\$4,040	\$4,080	\$4,121	\$4,162	\$4,204	\$4,246	\$4,289	\$4,331
5170 Truck Repairs/Expenses											
5180 Vent Cleanout		\$1,998	\$0	\$2,000		\$2,000		\$2,000		\$2,000	
Total 5000 - Maintenance & Repair	\$39,500	\$28,438	\$28,438	\$30,540	\$30,898	\$31,575	\$31,474	\$32,196	\$32,144	\$32,919	\$32,924
5500 Property Management Expenses											
5505 Onsite Manager											
5510 Building Maintenance	\$9,000	\$10,100	\$9,000	\$9,450	\$9,923	\$10,419	\$10,940	\$11,487	\$12,061	\$12,664	\$13,297
5520 Grounds Maintenance	\$9,000	\$9,200	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
5530 Pool/Spa Maintenance	\$6,000	\$5,900	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
5540 Snow Clearance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
5550 Management Fees/ Office	\$10,000	\$4,950	\$5,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total 5500 - Property Management Expenses	\$38,000	\$34,150	\$33,000	\$38,450	\$38,923	\$39,419	\$39,940	\$40,487	\$41,061	\$41,664	\$42,297
6000 - Utilities Exp											
6005 Electric											
6010 Elect A	\$800	\$498	\$600	\$630	\$662	\$695	\$729	\$766	\$804	\$844	\$886
6020 Elect B Office/Common(55	\$1,000	\$1,098	\$1,080	\$1,134	\$1,191	\$1,250	\$1,313	\$1,378	\$1,447	\$1,520	\$1,596
6030 Elect C	\$1,000	\$944	\$1,000	\$1,050	\$1,103	\$1,158	\$1,216	\$1,276	\$1,340	\$1,407	\$1,477
6040 Elect D	\$1,200	\$759	\$800	\$840	\$882	\$926	\$972	\$1,021	\$1,072	\$1,126	\$1,182
6050 Elect E	\$1,200	\$2,304	\$1,200	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773
6060 Elect F	\$1,200	\$812	\$850	\$893	\$937	\$984	\$1,033	\$1,085	\$1,139	\$1,196	\$1,256

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6070 Elect Pool/Apt (5566126)	\$4,000	\$4,042	\$4,000	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910
Electric - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 6005 - Electric	\$10,400	\$9,366	\$9,366	\$10,007	\$10,507	\$11,032	\$11,584	\$12,163	\$12,771	\$13,410	\$14,080
6100 Gas											
6110 Gas A	\$1,400	\$2,616	\$2,600	\$2,860	\$3,146	\$3,461	\$3,807	\$4,187	\$4,606	\$5,067	\$5,573
6120 Gas C	\$2,000	\$2,189	\$2,200	\$2,420	\$2,662	\$2,928	\$3,221	\$3,543	\$3,897	\$4,287	\$4,716
6130 Gas D	\$1,600	\$2,878	\$3,000	\$3,300	\$3,630	\$3,993	\$4,392	\$4,832	\$5,315	\$5,846	\$6,431
6140 Gas E	\$2,400	\$5,576	\$5,500	\$6,050	\$6,655	\$7,321	\$8,053	\$8,858	\$9,744	\$10,718	\$11,790
6150 Gas F	\$2,400	\$4,305	\$4,500	\$4,950	\$5,445	\$5,990	\$6,588	\$7,247	\$7,972	\$8,769	\$9,646
6160 Gas mgr unit	\$1,200	\$1,520	\$1,500	\$1,650	\$1,815	\$1,997	\$2,196	\$2,416	\$2,657	\$2,923	\$3,215
6170 Gas office	\$1,200	\$1,305	\$1,300	\$1,430	\$1,573	\$1,730	\$1,903	\$2,094	\$2,303	\$2,533	\$2,787
6180 Gas Pool	\$1,200	\$1,553	\$1,500	\$1,650	\$1,815	\$1,997	\$2,196	\$2,416	\$2,657	\$2,923	\$3,215
6190 Gas spa	\$2,500	\$3,125	\$3,600	\$3,960	\$4,356	\$4,792	\$5,271	\$5,798	\$6,378	\$7,015	\$7,717
Total 6100 - Gas	\$15,900	\$25,067	\$25,700	\$28,270	\$31,097	\$34,207	\$37,627	\$41,390	\$45,529	\$50,082	\$55,090
6200 Telephone/Internet											
6220 Internet Connection - Office	\$2,000	\$2,501	\$2,400	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
6230 Telephone	\$1,000	\$871	\$720	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
6210 Telephone Conference Cal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 6200 Telephone/Internet	\$3,000	\$3,371	\$3,120	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
6300 Trash Removal	\$10,000	\$14,298	\$14,400	\$15,840	\$17,424	\$19,166	\$21,083	\$23,191	\$25,510	\$28,062	\$30,868
6400 Water	\$70,000	\$80,068	\$86,400	\$95,040	\$104,544	\$114,998	\$126,498	\$139,148	\$153,063	\$168,369	\$185,206
Total 6000 - Utilities Exp	\$109,300	\$132,170	\$138,986	\$152,157	\$166,572	\$182,404	\$199,792	\$218,892	\$239,874	\$262,922	\$288,244
7000 - Other Overhead Costs											
7010 Accounting	\$300	\$0	\$5,000	\$500	\$5,000	\$500	\$5,000	\$500	\$5,000	\$500	\$5,000
7015 Bookkeeping	\$2,500	\$9,785	\$6,400	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
7020 Bank Service Charges	\$120	\$130	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
7030 Depreciation Expense											
7040 Furniture & Equipment for Game Room											
7051 Insurance on Bldgs	\$50,000	\$53,446	\$75,420	\$82,962	\$91,258	\$100,384	\$110,422	\$121,465	\$133,611	\$146,972	\$161,669
7055 Insurance for Truck											
7060 Software Fees/Dues/subsc	\$700	\$1,165	\$1,200	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
7070 Legal Fees	\$2,000	\$7,191	\$3,000	\$2,500	\$3,000	\$2,500	\$3,000	\$2,500	\$3,000	\$2,500	\$3,000

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7080 Licenses and Permits		\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
7090 Management Fee											
7100 Managers Unit	\$500	\$0	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
7110 Annual Meeting supplies	\$200	\$324	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
7120 Office Supplies/Computers	\$500	\$1,242	\$1,200	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
7130 Postage and Delivery	\$100	\$0	\$120	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125
7135 Reserve Study											
7141 Water Shares Annual Fee	\$800	\$890	\$900	\$1,000	\$1,000	\$1,000	\$1,010	\$1,010	\$1,010	\$1,020	\$1,020
7150 Towing	\$250	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
7000 - Other Overhead Costs	\$57,970	\$73,293	\$92,770	\$90,817	\$104,113	\$108,239	\$123,277	\$129,320	\$146,466	\$154,827	\$174,524
Total Expenses	\$244,770	\$268,051	\$293,194	\$311,964	\$340,505	\$361,637	\$394,483	\$420,895	\$459,544	\$492,332	\$537,990
Balance of income that gets moved to the capita	\$67,630	\$69,143	\$95,342	\$116,926	\$130,503	\$155,705	\$173,827	\$203,484	\$226,513	\$261,573	\$290,550

	FY 22-23 Budget	Actual 22- 23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	Beyond
Money leftover from Overhead Budget	67,630	69,143	95,342	116,926	130,503	155,705	173,827	203,484	226,513	261,573	290,550	
8000 - Major Repairs and Replacement												
8010 Asphalt Patching & Sealing						\$10,000					\$20,000	
8025 Carpet Replacement D Building				\$5,000							\$5,000	
8030 Concrete Repairs					\$3,000							
8032 East Parking Lot replacement												\$50,000
8040 Equipment E Bldg. Electrical		\$28,000	\$18,000									\$15,000
8081 Frontage Trail Improvements			\$500		\$500		\$500		\$500		\$500	
8085 GameRoom / Office Deck			\$5,000									
8080 Grounds Improvements												
8083 River Irrigation System	\$2,000							\$5,000				\$5,000
8084 Plants/Trees Courtyard	\$1,000		\$1,000	\$1,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
8086 River Path Improvements	\$1,000			\$1,000		\$1,000		\$1,000		\$1,000		
8088 Privacy Fence Replacement Parking						\$30,000	\$20,000					
8091 Boiler System Garage A, C, D, E, F					\$10,000		\$10,000		\$10,000		\$10,000	
8090 Freeze Alert System												
Office/Manager unit Remodel		\$4,113										
8110 Painting												
8111 Deck Staining					\$18,000							\$1,000
8112 Painting Buildings	\$10,000											
8114 Painting Iron Rails, Handrails, etc.						\$5,000			\$5,000			
8120 Pool												
8121 Pool Equipment - Heater-Pump-Filter system						\$6,000						
8122 Spa Equipment-Heater-Pump-Filter system										\$6,000		
Pool Refinish/Plaster				\$50,000								
8123 Pool Area Furniture					\$1,000		\$10,000					\$5,000
8124 Pool/Spa Repairs		\$5,376										
8130 Retaining Wall Replacement												
8131 Engineering Consulting F	\$5,000	\$190										
8132 Building E Courtyard					\$50,000	\$50,000						
8133 Building E River							\$50,000	\$50,000				
8134 Buildings A, C,and F											\$60,000	

	FY 22-23 Budget	Actual 22- 23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	Beyond
8135 East Parking River									\$50,000	\$100,000	\$30,000	
8136 River walkway below pool			\$40,000									
8140 Roof Replacement												
8141 Building A (Done in 2011)										\$50,000		
8142 Building B (Done in 2013)											\$50,000	
8143 Building C (Done in 2012)										\$50,000		
8144 Building D (Done in 2014)											\$50,000	
8145 Building E (Done in 2002)									\$100,000			\$60,000
8146 Building F (Done in 2001)							\$30,000	\$80,000				
8150 Security / Surveillance Systems		\$3,813	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	
8150 8000 - Capital Improvements - Other												
8190 Reserve Fund Retaining Walls	\$5,000	\$5,000	\$19,156	\$21,072	\$23,179	\$25,497	\$28,047	\$30,851	\$33,937	\$37,330	\$41,063	
8180 Reserve Fund Siding Maintenanc	\$5,000	\$5,000	\$19,156	\$21,072	\$23,179	\$25,497	\$28,047	\$30,851	\$33,937	\$37,330	\$41,063	
Total capital expenditures/impro	\$29,000	\$51,492	\$103,013	\$99,344	\$131,058	\$155,194	\$177,794	\$198,903	\$234,573	\$282,860	\$309,827	
Money not spent: added to Rese	\$38,630	\$17,651	(\$7,670)	\$17,582	(\$556)	\$510	(\$3,967)	\$4,581	(\$8,060)	(\$21,288)	(\$19,276)	
Approximate Reserve Fund(manual a	\$218,630	\$207,651	\$238,293	\$298,019	\$343,821	\$395,326	\$447,453	\$513,737	\$573,550	\$626,923	\$689,773	

Assuming the reserve balance at \$180,000 June 22 YE