SunRiver Condominiums Annual Ten-Year Budget FY 2024-25

		2023-24 Budget	2023-24 Actual	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33
ncome												
Inci	rease in dues from prior year	20%		20%	10%	10%	10%	10%	10%	10%	10%	10%
400	0 · Maintenance Fee Income	\$383,126	\$384,382	\$459,752	\$505,727	\$556,300	\$611,929	\$673,122	\$740,435	\$814,478	\$895,926	\$985,519
401	0 · Special Assessment Income		\$174,000	\$276,000								
401	5 - Bank Interest Income (4%)	\$10	\$6,088	\$6,486	\$10,066	\$12,277	\$13,701	\$12,662	\$16,149	\$20,158	\$24,051	\$28,101
403	0 - Parking Pass Income	\$4,800	\$4,875	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
405	5 · Electric Co-op Member Income	\$350	\$0	\$100	\$275	\$250	\$225	\$200	\$175	\$150	\$125	\$125
415	0 · Late Fees & Penalties	\$250	\$194	\$200	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
417	5 · Rules Violation Income	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
499	5 · Misc. Income		\$1,542									
otal Incor	me	\$388,536	\$571,081	\$747,337	\$521,218	\$573,977	\$631,005	\$691,135	\$761,909	\$839,936	\$925,252	\$1,018,894
Overhead Expenses												
000 · Maiı	ntenance & Repair											
	5010 Boilers - Gar. Ceiling	\$2,500	\$4,895	\$2,500	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
	5020 Building Plumbing	\$5,000	\$13,790	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	5030 Building Repair-Materials/S	\$2,000	\$27,893	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	5040 Chimney Sweep expense	\$0	\$0	\$2,000		\$2,000		\$2,000		\$2,000		
	5050 Common/Office Area	\$300	\$0	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
	5060 Fire Extinguisher Systems	\$1,200	\$1,735	\$600	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	5080 Grounds/Irrigation Repair	\$1,000	\$796	\$1,000	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
	5090 Irrigation Maintenance	\$2,000	\$2,468	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
	5100 Landscape Maintenance	\$1,000	\$1,801	\$2,000	\$2,100	\$2,205	\$2,315	\$2,431	\$2,553	\$2,680	\$2,814	\$2,955
	5110 Outside Labor-Maintenanc	\$500	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
	5120 Pest Control	\$100	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
	5140 Pool-Chemicals	\$1,500	\$940	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
	5150 Pool/Spa Equipment/Repai	\$2,000	\$1,856	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
	5160 Roof Repairs	\$10,000	\$3,000	\$10,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
	5165 Snow Removal/Matls Subs	\$4,000	\$2,805	\$3,500	\$3,535	\$3,570	\$3,606	\$3,642	\$3,679	\$3,715	\$3,752	\$3,790
	5180 Vent Cleanout	\$0	\$0	\$2,000		\$2,000		\$2,000		\$2,000		\$2,000
otal 5000 · Maintenance & Repair		\$28,438	\$63,179	\$58,400	\$51,855	\$54,127	\$52,419	\$54,730	\$53,064	\$55,421	\$53,805	\$54,217
500 Prope	erty Management Expenses											

SunRiver Condominiums Annual Ten-Year Budget FY 2024-25

		2023-24 Budget	2023-24 Actual	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33
Total 5	5500 · Property Management Expenses	\$33,000	\$33,600	\$36,000	\$36,000	\$39,600	\$43,560	\$47,916	\$52,708	\$57,978	\$63,776	\$70,154
	Utilities Exp	. ,	• •		, ,			. ,	. ,		. ,	. ,
	Electric											
	6010 Elect A	\$600	491	\$630	\$662	\$695	\$729	\$766	\$804	\$844	\$886	\$931
	6020 Elect B Office/Common(55	\$1,080	1,035	\$1,134	\$1,191	\$1,250	\$1,313	\$1,378	\$1,447	\$1,520	\$1,596	\$1,675
	6030 Elect C	\$1,000	1,231	\$1,200	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773
	6040 Elect D	\$800	706	\$750	\$788	\$827	\$868	\$912	\$957	\$1,005	\$1,055	\$1,108
	6050 Elect E	\$1,200	8,459	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773	\$1,862
	6060 Elect F	\$850	800	\$840	\$882	\$926	\$972	\$1,021	\$1,072	\$1,126	\$1,182	\$1,241
	6070 Elect Pool/Apt (5566126)	\$4,000	3,847	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910	\$6,205
	Electric - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 6	6005 · Electric	\$9,366	\$16,569	\$10,014	\$10,515	\$11,040	\$11,592	\$12,172	\$12,781	\$13,420	\$14,091	\$14,795
6100	Gas											
	6110 Gas A	\$2,600	1,142	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
	6120 Gas C	\$2,200	1,047	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
	6130 Gas D	\$3,000	2,168	\$2,400	\$2,640	\$2,904	\$3,194	\$3,514	\$3,865	\$4,252	\$4,677	\$5,145
	6140 Gas E	\$5,500	1,935	\$2,100	\$2,310	\$2,541	\$2,795	\$3,075	\$3,382	\$3,720	\$4,092	\$4,502
	6150 Gas F	\$4,500	3,644	\$3,600	\$3,960	\$4,356	\$4,792	\$5,271	\$5,798	\$6,378	\$7,015	\$7,717
	6160 Gas mgr unit	\$1,500	1,179	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
	6170 Gas office	\$1,300	1,260	\$1,400	\$1,540	\$1,694	\$1,863	\$2,050	\$2,255	\$2,480	\$2,728	\$3,001
	6180 Gas Pool	\$1,500	1,708	\$1,800	\$1,980	\$2,178	\$2,396	\$2,635	\$2,899	\$3,189	\$3,508	\$3,858
	6190 Gas spa	\$3,600	2,747	\$3,000	\$3,300	\$3,630	\$3,993	\$4,392	\$4,832	\$5,315	\$5,846	\$6,431
Total 6	3100 · Gas	\$25,700	\$16,830	\$17,900	\$19,690	\$21,659	\$23,825	\$26,207	\$28,828	\$31,711	\$34,882	\$38,370
6200	Telephone/Internet											
	6220 Office Internet/Phone/TV	\$2,400	\$2,470	\$3,720	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
	6230 Manager Cell Phone	\$720	\$1,482	\$660	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700
Total 6	200 Telephone/Internet	\$3,120	\$3,952	\$4,380	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
	Trash Removal	\$14,400	\$16,885	\$17,000	\$18,700	\$20,570	\$22,627	\$24,890	\$27,379	\$30,117	\$33,128	\$36,441
6400	Water	\$86,400	\$86,663	\$95,040	\$104,544	\$114,998	\$126,498	\$139,148	\$153,063	\$168,369	\$185,206	\$203,727
	6000 · Utilities Exp	\$138,986	\$140,899	\$144,334	\$157,949	\$172,768	\$189,043	\$206,917	\$226,550	\$248,116	\$271,807	\$297,833
7000 ·	Other Overhead Costs					ı	ı	ı	ı	Γ		
	7010 Accounting	\$5,000	\$8,050	\$500	\$8,000	\$500	\$8,000	\$500	\$8,000	\$500	\$8,000	\$500

SunRiver Condominiums Annual Ten-Year Budget FY 2024-25

		2023-24 Budget	2023-24 Actual	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33
	7015 Bookkeeping	\$6,400	\$11,550	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
	7020 Bank Service Charges	\$120	\$230	\$240	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
	7030 Depreciation Expense											
	7040 Furniture & Equipment for	Game Roon	n									
	7051 Insurance on Bldgs	\$75,420	\$75,345	\$162,000	\$178,200	\$196,020	\$215,622	\$237,184	\$260,903	\$286,993	\$315,692	\$347,261
	7060 Software Fees/Dues/subsc	\$1,200	\$2,891	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
	7070 Legal Fees	\$3,000	\$2,177	\$2,000	\$3,000	\$2,000	\$3,000	\$2,000	\$3,000	\$2,000	\$3,000	\$2,000
	7080 Licenses and Permits	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
	7100 Managers Unit	\$0	\$0	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
	7110 Annual Meeting supplies	\$300	\$266	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
	7120 Office Supplies/Computers	\$1,200	\$1,609	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	7130 Postage and Delivery	\$120	\$31	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
	7135 Reserve Study											
	7141 Water Shares Annual Fee	\$900	\$945	\$1,000	\$1,000	\$1,000	\$1,010	\$1,010	\$1,010	\$1,020	\$1,020	\$1,020
	7150 Towing	\$250	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
7000 -	Other Overhead Costs	\$93,920	\$103,104	\$178,800	\$204,010	\$213,330	\$241,442	\$254,504	\$286,723	\$304,323	\$341,522	\$364,591
Total	otal Operating Expenses		\$340,782	\$417,534	\$449,814	\$479,825	\$526,463	\$564,067	\$619,044	\$665,839	\$730,911	\$786,796
Balance	Balance of income moved to capital expenses		\$230,299	\$329,803	\$71,404	\$94,152	\$104,542	\$127,067	\$142,865	\$174,097	\$194,342	\$232,099

	2023-24 Budget	Actual 2023-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33
Money leftover from Operating Budget	94,192	230,299	329,803	71,404	94,152	104,542	127,067	142,865	174,097	194,342	232,099
8000 · Major Repairs and Replacement											
8010 Asphalt Patching & Sealing					\$10,000					\$20,000	
8025 Carpet Replacement D Building			\$5,000							\$10,000	
8030 Concrete Repairs				\$3,000							
8040 Equipment E Bldg. Electrical	\$18,000										\$15,000
8041 Engineering/Architect Consulting		\$1,100									
8081 Frontage Trail Improvements	\$500			\$500		\$500		\$500		\$500	
8085 GameRoom / Office Deck											
8080 Grounds Improvements											
8083 River Irrigation System							\$5,000				\$5,000
8084 Plants/Trees Courtyard	\$1,000	\$1,114	\$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		
8088 Privacy Fence Replacement Pa	arking				\$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											
8100 Office/Manager Unit Remodel	\$5,000	\$412									
8110 Painting											
8111 Deck Staining										\$1,000	
8112 Painting Buildings		\$260,941	\$189,059								
8114 Painting Iron Rails, Handrails,					\$5,000			\$5,000			\$5,000
8120 Pool											
8121 Pool Equipment - Heater-Pum	p-Filter syst	\$4,143			\$6,000						
Pool Refinish/Plaster			\$50,000								
8123 Pool Area Furniture				\$1,000		\$10,000					\$5,000
8124 Pool/Spa Repairs		\$1,400									
8130 Retaining Wall Replacement											
8131 Engineering Consulting Fee											
8132 Building E Courtyard						\$50,000	\$50,000				
8133 Building E River											
8134 Buildings A, C,and F										\$60,000	
8135 East Parking River								\$50,000	\$100,000	\$30,000	

		2023-24 Budget	Actual 2023-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33
	8136 River walkway below pool	\$40,000		\$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		\$50,000	
	8144 Building D (Done in 2014)											
	8145 Building E (Done in 2002)						\$100,000					
	8146 Building F (Done in 2001)				\$50,000	\$60,000						
8150	Security / Surveillance Systems	\$200		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	
8150	8000 · Capital Improvements - Other											
	Total capital expenditures/improvem	\$64,700	\$269,110	\$286,259	\$66,700	\$114,200	\$191,700	\$107,200	\$116,700	\$158,200	\$182,700	\$80,000
	Addition to Reserves (10% of dues)	\$38,313	\$38,400	\$45,975	\$50,573	\$55,630	\$61,193	\$67,312	\$74,043	\$81,448	\$89,593	\$98,552
	Total Expenses		\$307,510	\$332,234	\$117,273	\$169,830	\$252,893	\$174,512	\$190,743	\$239,648	\$272,293	\$178,552
	Money not spent: added to Reserve	\$29,492	(\$38,811)	\$43,544	\$4,704	(\$20,048)	(\$87,158)	\$19,867	\$26,165	\$15,897	\$11,642	\$152,099
	Approximate Reserve Fund		\$162,139	\$251,658	\$306,936	\$342,517	\$316,552	\$403,732	\$503,940	\$601,284	\$702,519	\$953,169

(Actual)