

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
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20%	20%	10%	10%	10%	10%	10%	10%	10%	10%
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## 5500 Property 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
<b>Total 5500 · Property Management Expenses</b>	<b>\$33,000</b>	<b>\$33,600</b>	<b>\$36,000</b>	<b>\$36,000</b>	<b>\$39,600</b>	<b>\$43,560</b>	<b>\$47,916</b>	<b>\$52,708</b>	<b>\$57,978</b>	<b>\$63,776</b>	<b>\$70,154</b>
<b>6000 · Utilities Exp</b>											
<b>6005 Electric</b>											
<b>6010 Elect A</b>	\$600	491	\$630	\$662	\$695	\$729	\$766	\$804	\$844	\$886	\$931
<b>6020 Elect B Office/Common(55</b>	\$1,080	1,035	\$1,134	\$1,191	\$1,250	\$1,313	\$1,378	\$1,447	\$1,520	\$1,596	\$1,675
<b>6030 Elect C</b>	\$1,000	1,231	\$1,200	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773
<b>6040 Elect D</b>	\$800	706	\$750	\$788	\$827	\$868	\$912	\$957	\$1,005	\$1,055	\$1,108
<b>6050 Elect E</b>	\$1,200	8,459	\$1,260	\$1,323	\$1,389	\$1,459	\$1,532	\$1,608	\$1,689	\$1,773	\$1,862
<b>6060 Elect F</b>	\$850	800	\$840	\$882	\$926	\$972	\$1,021	\$1,072	\$1,126	\$1,182	\$1,241
<b>6070 Elect Pool/Apt (5566126)</b>	\$4,000	3,847	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910	\$6,205
<b>Electric - Other</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total 6005 · Electric</b>	<b>\$9,366</b>	<b>\$16,569</b>	<b>\$10,014</b>	<b>\$10,515</b>	<b>\$11,040</b>	<b>\$11,592</b>	<b>\$12,172</b>	<b>\$12,781</b>	<b>\$13,420</b>	<b>\$14,091</b>	<b>\$14,795</b>
<b>6100 Gas</b>											
<b>6110 Gas A</b>	\$2,600	1,142	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
<b>6120 Gas C</b>	\$2,200	1,047	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
<b>6130 Gas D</b>	\$3,000	2,168	\$2,400	\$2,640	\$2,904	\$3,194	\$3,514	\$3,865	\$4,252	\$4,677	\$5,145
<b>6140 Gas E</b>	\$5,500	1,935	\$2,100	\$2,310	\$2,541	\$2,795	\$3,075	\$3,382	\$3,720	\$4,092	\$4,502
<b>6150 Gas F</b>	\$4,500	3,644	\$3,600	\$3,960	\$4,356	\$4,792	\$5,271	\$5,798	\$6,378	\$7,015	\$7,717
<b>6160 Gas mgr unit</b>	\$1,500	1,179	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933	\$2,126	\$2,338	\$2,572
<b>6170 Gas office</b>	\$1,300	1,260	\$1,400	\$1,540	\$1,694	\$1,863	\$2,050	\$2,255	\$2,480	\$2,728	\$3,001
<b>6180 Gas Pool</b>	\$1,500	1,708	\$1,800	\$1,980	\$2,178	\$2,396	\$2,635	\$2,899	\$3,189	\$3,508	\$3,858
<b>6190 Gas spa</b>	\$3,600	2,747	\$3,000	\$3,300	\$3,630	\$3,993	\$4,392	\$4,832	\$5,315	\$5,846	\$6,431
<b>Total 6100 · Gas</b>	<b>\$25,700</b>	<b>\$16,830</b>	<b>\$17,900</b>	<b>\$19,690</b>	<b>\$21,659</b>	<b>\$23,825</b>	<b>\$26,207</b>	<b>\$28,828</b>	<b>\$31,711</b>	<b>\$34,882</b>	<b>\$38,370</b>
<b>6200 Telephone/Internet</b>											
<b>6220 Office Internet/Phone/TV</b>	\$2,400	\$2,470	\$3,720	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
<b>6230 Manager Cell Phone</b>	\$720	\$1,482	\$660	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700
<b>Total 6200 Telephone/Internet</b>	<b>\$3,120</b>	<b>\$3,952</b>	<b>\$4,380</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>	<b>\$4,500</b>
<b>6300 Trash Removal</b>	\$14,400	\$16,885	\$17,000	\$18,700	\$20,570	\$22,627	\$24,890	\$27,379	\$30,117	\$33,128	\$36,441
<b>6400 Water</b>	\$86,400	\$86,663	\$95,040	\$104,544	\$114,998	\$126,498	\$139,148	\$153,063	\$168,369	\$185,206	\$203,727
<b>Total 6000 · Utilities Exp</b>	<b>\$138,986</b>	<b>\$140,899</b>	<b>\$144,334</b>	<b>\$157,949</b>	<b>\$172,768</b>	<b>\$189,043</b>	<b>\$206,917</b>	<b>\$226,550</b>	<b>\$248,116</b>	<b>\$271,807</b>	<b>\$297,833</b>
<b>7000 · Other Overhead Costs</b>											
<b>7010 Accounting</b>	\$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 Room											
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 Operating Expenses	\$294,344	\$340,782	\$417,534	\$449,814	\$479,825	\$526,463	\$564,067	\$619,044	\$665,839	\$730,911	\$786,796
Balance of income moved to capital expenses	\$94,192	\$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 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											
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-Pump-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/improvements	\$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)