

<b>Murrayhill Woods 2021 Annual Budget</b>							
(Approved 11/12/2020)							
<b>Revenues:</b>	<b>% of Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>Variance</b>	<b>% Change</b>
Assessment Income		365,800.00	381,075.00	395,025.00	390,495.00	-4,530.00	-1.15%
Reserve Income		222,070.00	222,070.00	226,507.00	231,037.00	4,530.00	2.00%
Capital Contribution		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
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%
<b>TOTAL INCOME.....</b>		<b>587,870.00</b>	<b>603,145.00</b>	<b>621,532.00</b>	<b>621,532.00</b>	<b>18,387.00</b>	<b>2.96%</b>
<b>Expenses:</b>		<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>Variance</b>	<b>% Change</b>
Landscape Contract - Base		29,000.00	29,500.00	29,500.00	29,500.00	0.00	0.00%
Landscape Services (Additional)		5,000.00	5,000.00	6,000.00	5,000.00	-1,000.00	-16.67%
Irrigation		4,500.00	4,000.00	3,000.00	2,000.00	-1,000.00	-33.33%
Snow removal contracts		2,500.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>6.52%</b>	<b>41,000.00</b>	<b>40,500.00</b>	<b>40,500.00</b>	<b>38,500.00</b>	<b>-2,000.00</b>	<b>-4.94%</b>
Cleaning Service		4,500.00	4,750.00	4,800.00	4,800.00	0.00	0.00%
Electric Lamping/Ballast - R&M		7,500.00	6,000.00	8,300.00	4,000.00	-4,300.00	-51.81%
Exterior Roof R&M		5,000.00	0.00	0.00	500.00	500.00	0.00%
Fire & Life - R&M		625.00	625.00	650.00	650.00	0.00	0.00%
General Bldg. - R&M		25,615.00	25,000.00	26,750.00	26,750.00	0.00	0.00%
Pest Control Services		2,000.00	2,000.00	1,000.00	4,500.00	3,500.00	350.00%
Plumbing R&M		4,000.00	4,000.00	10,000.00	7,500.00	-2,500.00	-25.00%
Pool Maint. Contract		4,000.00	5,500.00	8,200.00	8,200.00	0.00	0.00%
Pool Maint. & Supplies		3,500.00	3,000.00	3,900.00	3,900.00	0.00	0.00%
Pool Chemical Reads		2,200.00	3,600.00	3,900.00	3,900.00	0.00	0.00%
Exercise Equipment Maint.		250.00	250.00	200.00	200.00	0.00	0.00%
<b>Total Building &amp; Repairs &amp; Maintenance.....</b>	<b>10.89%</b>	<b>59,190.00</b>	<b>54,725.00</b>	<b>67,700.00</b>	<b>64,900.00</b>	<b>-2,800.00</b>	<b>-4.14%</b>
Garbage & Recycle (Waste Management)		24,250.00	27,500.00	28,000.00	28,000.00	0.00	0.00%
Garbage & Recycle (On-Site Management)		3,750.00	5,800.00	6,500.00	7,500.00	1,000.00	15.38%
Electricity - Common Area		7,000.00	7,300.00	7,000.00	6,200.00	-800.00	-11.43%
Gas		700.00	1,250.00	1,250.00	1,250.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		1,725.00	1,700.00	1,800.00	1,950.00	150.00	8.33%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		145,000.00	145,000.00	147,000.00	145,000.00	-2,000.00	-1.36%
<b>Utility Expenses.....</b>	<b>30.82%</b>	<b>182,425.00</b>	<b>188,550.00</b>	<b>191,550.00</b>	<b>189,900.00</b>	<b>3,000.00</b>	<b>1.57%</b>
Audit Fees		2,400.00	2,400.00	2,400.00	2,400.00	0.00	0.00%
Bank Charges		1,300.00	750.00	325.00	395.00	70.00	21.54%
Copy/Fax		1,300.00	1,700.00	1,000.00	500.00	-500.00	-50.00%
General Liability Insurance		29,000.00	35,000.00	36,750.00	38,500.00	1,750.00	4.76%
General Office Expenses		750.00	750.00	1,600.00	1,500.00	-100.00	-6.25%
Legal Fees		7,500.00	5,000.00	2,000.00	2,000.00	0.00	0.00%
Licenses/Fees/Permits		1,000.00	1,000.00	1,100.00	1,100.00	0.00	0.00%
Management Fee - Base		38,285.00	39,600.00	39,600.00	40,500.00	900.00	2.27%
Postage		900.00	1,100.00	500.00	250.00	-250.00	-50.00%
Reserve Study Fee		750.00	1,000.00	1,000.00	750.00	-250.00	-25.00%
Taxes - Property (113 Parking Units)		0.00	9,000.00	9,000.00	9,300.00	300.00	3.33%
<b>Operating Expenses.....</b>	<b>15.33%</b>	<b>83,185.00</b>	<b>97,300.00</b>	<b>95,275.00</b>	<b>97,195.00</b>	<b>1,920.00</b>	<b>2.02%</b>
<b>Total Ground, Building, Utility, &amp; Operating.....</b>	<b>63.56%</b>	<b>365,800.00</b>	<b>381,075.00</b>	<b>395,025.00</b>	<b>390,495.00</b>	<b>-4,530.00</b>	<b>-1.15%</b>
		<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Reserves.....</b>	<b>36.44%</b>	<b>222,070.00</b>	<b>222,070.00</b>	<b>226,507.00</b>	<b>231,037.00</b>	<b>4,530.00</b>	<b>2.00%</b>
		<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Calculated Expenses Plus Reserves.....</b>	<b>100.00%</b>	<b>587,870.00</b>	<b>603,145.00</b>	<b>621,532.00</b>	<b>621,532.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>2021 Annual Budget (final).....</b>					<b>621,532.00</b>		

<b>Murrayhill Woods 2020-2021 Fee Allocations</b>	<b>2020</b>			<b>2021</b>			
<b>Unit Breakdown</b>	<b>Operating %</b>			<b>Operating %</b>			
(Approved 11/12/2020)	<b>0.64</b>			<b>0.63</b>	<b>2021</b>	<b>2021</b>	<b>2021</b>
	<b>2020</b>			<b>2021</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
	<b>Reserve %</b>			<b>Reserve %</b>	<b>Amount</b>	<b>Amount</b>	<b>Budget</b>
	<b>0.36</b>			<b>0.37</b>	<b>390,495.00</b>	<b>231,037.00</b>	<b>621,532.00</b>
	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2021</b>	<b>2021</b>	<b>2021</b>	<b>Monthly</b>
	<b>Total</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>	<b>Operating</b>	<b>Reserves</b>	<b>Difference</b>
<b>1 Bedroom, 1 Bath, Upper 753 sq. ft. Unit.....</b>	257.00	163.00	94.00	<b>257.00</b>	<b>162.00</b>	<b>95.00</b>	<b>\$0.00</b>
<b>2 Bedroom, 2 Bath, Lower 884 sq. ft. Unit.....</b>	302.00	192.00	110.00	<b>302.00</b>	<b>190.00</b>	<b>112.00</b>	<b>\$0.00</b>
<b>2 Bedroom, 2 Bath, Upper 884 sq. ft. Unit.....</b>	303.00	193.00	110.00	<b>303.00</b>	<b>191.00</b>	<b>112.00</b>	<b>\$0.00</b>
<b>2 Bedroom, 2 Bath, Lower 971 sq. ft. Unit.....</b>	330.00	210.00	120.00	<b>330.00</b>	<b>208.00</b>	<b>122.00</b>	<b>\$0.00</b>