

Murrayhill Woods 2020 Annual Budget							
(Final 10/28/19)							
Revenues:	% of Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Assessment Income		359,207.00	365,800.00	381,075.00	395,025.00	13,950.00	3.53%
Reserve Income		201,877.00	222,070.00	222,070.00	226,507.00	4,437.00	1.96%
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%
TOTAL INCOME.....		561,084.00	587,870.00	603,145.00	621,532.00	15,275.00	2.96%
Expenses:		2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Landscape Contract - Base		29,500.00	29,000.00	29,500.00	29,500.00	0.00	0.00%
Landscape Services (Additional)		3,500.00	5,000.00	5,000.00	6,000.00	1,000.00	16.67%
Irrigation		0.00	4,500.00	4,000.00	3,000.00	-1,000.00	-33.33%
Snow removal contracts		1,000.00	2,500.00	2,000.00	2,000.00	0.00	0.00%
Total Ground & Maintenance Repair.....	6.71%	34,000.00	41,000.00	40,500.00	40,500.00	0.00	0.00%
Cleaning Service		4,300.00	4,500.00	4,750.00	4,800.00	50.00	1.04%
Electric Lamping/Ballast - R&M		7,300.00	7,500.00	6,000.00	8,300.00	2,300.00	27.71%
Exterior Roof R&M		14,000.00	5,000.00	0.00	0.00	0.00	0.00%
Fire & Life - R&M		500.00	625.00	625.00	650.00	25.00	3.85%
General Bldg. - R&M		23,000.00	25,615.00	25,000.00	26,750.00	1,750.00	6.54%
Pest Control Services		1,800.00	2,000.00	2,000.00	1,000.00	-1,000.00	-100.00%
Plumbing R&M		3,584.00	4,000.00	4,000.00	10,000.00	6,000.00	60.00%
Pool Maint. Contract		6,300.00	4,000.00	5,500.00	8,200.00	2,700.00	32.93%
Pool Maint. & Supplies		3,400.00	3,500.00	3,000.00	3,900.00	900.00	23.08%
Pool Chemical Reads		3,750.00	2,200.00	3,600.00	3,900.00	300.00	7.69%
Exercise Equipment Maint.		250.00	250.00	250.00	200.00	-50.00	-25.00%
Total Building & Repairs & Maintenance.....	9.07%	68,184.00	59,190.00	54,725.00	67,700.00	12,975.00	19.17%
Garbage & Recycle (Waste Management)		22,500.00	24,250.00	27,500.00	28,000.00	500.00	1.79%
Garbage & Recycle (On-Site Management)		2,500.00	3,750.00	5,800.00	6,500.00	700.00	10.77%
Electricity - Common Area		6,000.00	7,000.00	7,300.00	7,000.00	-300.00	-4.29%
Gas		1,400.00	700.00	1,250.00	1,250.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		1,500.00	1,725.00	1,700.00	1,800.00	100.00	5.56%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		149,000.00	145,000.00	145,000.00	147,000.00	2,000.00	1.36%
Utility Expenses.....	31.26%	182,900.00	182,425.00	188,550.00	191,550.00	6,125.00	1.57%
Audit Fees		2,400.00	2,400.00	2,400.00	2,400.00	0.00	0.00%
Bank Charges		673.00	1,300.00	750.00	325.00	-425.00	-130.77%
Copy/Fax		900.00	1,300.00	1,700.00	1,000.00	-700.00	-70.00%
General Liability Insurance		26,000.00	29,000.00	35,000.00	36,750.00	1,750.00	4.76%
General Office Expenses		600.00	750.00	750.00	1,600.00	850.00	53.13%
Legal Fees		3,000.00	7,500.00	5,000.00	2,000.00	-3,000.00	-150.00%
Licenses/Fees/Permits		1,000.00	1,000.00	1,000.00	1,100.00	100.00	9.09%
Management Fee - Base		38,250.00	38,285.00	39,600.00	39,600.00	0.00	0.00%
Postage		550.00	900.00	1,100.00	500.00	-600.00	-120.00%
Reserve Study Fee		750.00	750.00	1,000.00	1,000.00	0.00	0.00%
Taxes - Property (113 Parking Units)		0.00	0.00	9,000.00	9,000.00	0.00	0.00%
Operating Expenses.....	16.13%	74,123.00	83,185.00	97,300.00	95,275.00	-2,025.00	-2.13%
Total Ground, Building, Utility, & Operating.....	63.18%	359,207.00	365,800.00	381,075.00	395,025.00	13,950.00	3.53%
		2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Reserves.....	36.82%	201,877.00	222,070.00	222,070.00	226,507.00	4,437.00	1.96%
		2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Calculated Expenses Plus Reserves.....	100.00%	561,084.00	587,870.00	603,145.00	621,532.00	18,387.00	2.96%
2019 Annual Budget (final).....					621,532.00		