

MHW 2018 Budget | Murrayhill Woods COA | FY2018

As of 12/27/2017

Prepared By: FRESH START Real Estate, Inc.
6107 SW Murray Blvd., #313
Beaverton, OR 97008

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2018
Income													
Monthly COA Dues	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	\$365,800.00
Monthly Reserve	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	\$222,070.00
Total for Income	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	48989.17	\$587,870.00
Expenses													
Operating Expenses													
Audit Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Bank Charges	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	\$1,300.00
Copy & Fax	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	\$1,300.00
General Liability Insurance	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	\$29,000.00
General Office Expenses	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	\$750.00
Legal Fees	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	\$7,500.00
Licenses/Fees/Permits	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Management Fee - Base	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	3190.42	\$38,285.00
Postage & Delivery	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Reserve Study Fee	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	\$750.00
Subtotal for Operating Expenses	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	6932.08	\$83,185.00
Repairs & Maintenance (Building)													
Cleaning Service	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	\$4,500.00
Electric Lamping/Ballast - R&M	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	\$7,500.00
Exercise Equipment Maint.	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	\$250.00
Exterior Roof - R&M	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Fire & Life - R&M	52.08	52.08	52.08	52.08	52.08	52.08	52.08	52.08	52.08	52.08	52.08	52.08	\$625.00
General Building - R&M	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	2134.58	\$25,615.00
Pest Control Service	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00

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Plumbing R&M	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Pool & Spa Chemical Reads	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	\$2,200.00
Pool & Spa Maint. & Supplies (Other)	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	\$3,500.00
Pool & Spa Maint. Contract	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Subtotal for Repairs & Maintenance (Building)	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	4932.50	\$59,190.00
Repairs & Maintenance (Grounds)													
Irrigation Expenses	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	\$4,500.00
Landscaping Contract - Base	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	2416.67	\$29,000.00
Landscaping Services (Additional)	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Snow Removal Contracts	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Subtotal for Repairs & Maintenance (Grounds)	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	3416.67	\$41,000.00
Utilities													
Electricity - Common Area	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	\$7,000.00
Garbage & Recycle (On-Site Mgt.)	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	\$3,750.00
Garbage & Recycle (WM)	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	2020.83	\$24,250.00
Gas	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	\$700.00
Telephone/Cable/Internet	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	143.75	\$1,725.00
Water/Sewer	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	12083.33	\$145,000.00
Subtotal for Utilities	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	15202.08	\$182,425.00
Total for Expenses	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	30483.33	\$365,800.00

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Net Operating Income	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	18505.83	\$222,070.00