Murrayhill Woods 2026 Annual Budget							
(Approved: 11/17/2025)							
Revenues:	**% of Budget**	**2023 Budget**	**2024 Budget**	**2025 Budget**	**2026 Budget**	**Variance**	**% Change**
Assessment Income	**66.15%**	**419,750.00**	**446,450.00**	**466,829.00**	**500,900.00**	34,071.00	**7.30%**
Reserve Income	**33.85%**	**240,371.00**	**245,178.00**	**250,082.00**	**256,334.00**	6,252.00	**2.50%**
Capital Contribution		**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%
Other Income (Bank Fees, Fee Income, Insurance)		**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..	**100.00%**	**660,121.00**	**691,628.00**	**716,911.00**	**757,234.00**	**40,323.00**	**5.62%**
Expenses:	**% of Budget**	**2023 Budget**	**2024 Budget**	**2025 Budget**	**2026 Budget**	**Variance**	**% Change**
Landscape Contract - Base	4.75%	**30,000.00**	**32,000.00**	**35,000.00**	**36,000.00**	1,000.00	2.86%
Landscape Services (Additional)	0.79%	**7,500.00**	**6,000.00**	**8,000.00**	**6,000.00**	-2,000.00	-25.00%
Irrigation	0.40%	**2,500.00**	**5,000.00**	**4,000.00**	**3,000.00**	-1,000.00	-25.00%
Snow removal contracts	0.00%	**2,000.00**	**2,000.00**	**0.00**	**0.00**	0.00	0.00%
Total Ground & Maintenance Repair.................	**5.94%**	**42,000.00**	**45,000.00**	**47,000.00**	**45,000.00**	**-2,000.00**	-4.26%
Cleaning Service	1.14%	**5,000.00**	**7,300.00**	**8,100.00**	**8,600.00**	500.00	6.17%
Electric Lamping/Ballast	1.58%	**6,500.00**	**7,500.00**	**12,000.00**	**12,000.00**	0.00	0.00%
Electrical R&M	0.66%	**0.00**	**0.00**	**0.00**	**5,000.00**	5,000.00	0.00%
Exterior Roof R&M	0.26%	**1,000.00**	**2,500.00**	**2,000.00**	**2,000.00**	0.00	0.00%
Fire & Life - R&M	0.10%	**750.00**	**1,000.00**	**750.00**	**750.00**	0.00	0.00%
General Bldg. - R&M	3.57%	**20,000.00**	**22,500.00**	**20,000.00**	**27,000.00**	7,000.00	35.00%
Pest & Rodent Control Services	1.19%	**3,500.00**	**6,000.00**	**8,500.00**	**9,000.00**	500.00	5.88%
Plumbing R&M	0.40%	**5,000.00**	**4,000.00**	**3,000.00**	**3,000.00**	0.00	0.00%
Pool Maint. Contract	0.92%	**7,000.00**	**7,600.00**	**6,000.00**	**7,000.00**	1,000.00	16.67%
Pool Maint. & Supplies	1.00%	**2,500.00**	**2,000.00**	**4,500.00**	**7,600.00**	3,100.00	68.89%
Pool Chemical Reads	0.49%	**3,000.00**	**2,700.00**	**2,700.00**	**3,700.00**	1,000.00	37.04%
Exercise Equipment Maint.	0.03%	**250.00**	**250.00**	**250.00**	**250.00**	0.00	0.00%
Total Building & Repairs & Maintenance...........	**11.34%**	**54,500.00**	**63,350.00**	**67,800.00**	**85,900.00**	**18,100.00**	**26.70%**
Garbage & Recycle (Waste Management)	4.29%	**25,000.00**	**28,000.00**	**28,000.00**	**32,500.00**	4,500.00	16.07%
Garbage & Recycle (On-Site Management)	1.98%	**8,500.00**	**9,000.00**	**12,000.00**	**15,000.00**	3,000.00	25.00%
Electricity - Common Area	1.19%	**6,200.00**	**8,500.00**	**8,000.00**	**9,000.00**	1,000.00	12.50%
Gas	0.16%	**1,000.00**	**1,100.00**	**1,200.00**	**1,200.00**	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)	0.66%	**2,500.00**	**3,100.00**	**3,000.00**	**5,000.00**	2,000.00	66.67%
Water/Sewer (7% COB proj. 2024 increase)	21.13%	**169,000.00**	**169,000.00**	**160,000.00**	**160,000.00**	0.00	0.00%
Utility Expenses..	**29.41%**	**212,200.00**	**218,700.00**	**212,200.00**	**222,700.00**	**10,500.00**	**4.95%**
Administrative/Audit Fees	0.13%	**2,000.00**	**2,000.00**	**1,000.00**	**1,000.00**	0.00	0.00%
Bank Charges	0.13%	**450.00**	**650.00**	**1,000.00**	**1,000.00**	0.00	0.00%
Copy/Fax	0.05%	**500.00**	**250.00**	**400.00**	**400.00**	0.00	0.00%
General Liability Insurance	10.30%	**50,000.00**	**58,000.00**	**75,000.00**	**78,000.00**	3,000.00	4.00%
General Office Expenses	0.07%	**1,000.00**	**500.00**	**400.00**	**500.00**	100.00	25.00%
Legal Fees	0.40%	**2,000.00**	**2,000.00**	**3,400.00**	**3,000.00**	-400.00	-11.76%
Licenses/Fees/Permits	0.13%	**1,200.00**	**1,200.00**	**1,000.00**	**1,000.00**	0.00	0.00%
Management Fee - Base	6.10%	**43,000.00**	**43,500.00**	**44,805.00**	**46,200.00**	1,395.00	3.11%
Postage	0.03%	**250.00**	**250.00**	**250.00**	**250.00**	0.00	0.00%
Reserve Study Fee	0.11%	**750.00**	**800.00**	**850.00**	**850.00**	0.00	0.00%
Taxes - Income	0.40%	**0.00**	**0.00**	**0.00**	**3,000.00**	3,000.00	0.00%
Taxes - Property (113 Parking Units)	1.53%	**9,900.00**	**10,250.00**	**11,224.00**	**11,600.00**	376.00	3.35%
Technology	0.07%	**0.00**	**0.00**	**500.00**	**500.00**	0.00	0.00%
Operating Expenses......................................	**19.45%**	**111,050.00**	**119,400.00**	**139,829.00**	**147,300.00**	**7,471.00**	**5.34%**
Total Ground, Building, Utility, & Operating.......	**66.14864%**	**419,750.00**	**446,450.00**	**466,829.00**	**500,900.00**	**34,071.00**	**7.30%**
		2023 Budget	**2024 Budget**	**2025 Budget**	**2026 Budget**	**Variance**	**% Change**
Reserves...	**33.85136%**	**240,371.00**	**245,178.00**	**250,082.00**	**256,334.00**	**6,252.00**	**2.50%**
		2023 Budget	**2024 Budget**	**2025 Budget**	**2026 Budget**	**Variance**	**% Change**
Calculated Expenses Plus Reserves.................	**100.00000%**	**660,121.00**	**691,628.00**	**716,911.00**	**757,234.00**	**40,323.00**	**5.62%**
2026 Annual Budget...					**757,234.00**		

Murrayhill Woods 2026 Fee Allocations				2026			
Unit Breakdown				Operating %			
(Approved: 11/17/2025)				66.15%	2026	2026	2026
				2026	Operating	Reserves	Total
				Reserve %	Amount	Amount	Budget
				33.85%	0.66	0.34	100.00%
			2026	2026	2026	2026	Monthly
			Rounded	Total (Act.)	Operating	Reserves	Difference
1 Bedroom, 1 Bath, Upper 753 sq. ft. Unit...			314.00	313.70	207.71	106.29	$17.00
2 Bedroom, 2 Bath, Upper 884 sq. ft. Unit...			369.00	368.63	244.09	124.91	$20.00
2 Bedroom, 2 Bath, Lower 884 sq. ft. Unit...			370.00	369.69	244.75	125.25	$20.00
2 Bedroom, 2 Bath, Lower 971 sq. ft. Unit...			404.00	403.49	267.24	136.76	$22.00