

<b>Murrayhill Woods 2019 Annual Budget</b>							
(Final 10/22/18)							
<b>Revenues:</b>	<b>% of Budget</b>	<b>2016 Budget</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>Variance</b>	<b>% Change</b>
Assessment Income		353,128.00	359,207.00	365,800.00	381,075.00	15,275.00	4.01%
Reserve Income		181,872.00	201,877.00	222,070.00	222,070.00	0.00	0.00%
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>535,000.00</b>	<b>561,084.00</b>	<b>587,870.00</b>	<b>603,145.00</b>	<b>15,275.00</b>	<b>2.53%</b>
<b>Expenses:</b>		<b>2016 Budget</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>Variance</b>	<b>% Change</b>
Landscape Contract - Base		33,000.00	29,500.00	29,000.00	29,500.00	500.00	1.72%
Landscape Services (Additional)		0.00	3,500.00	5,000.00	5,000.00	0.00	0.00%
Irrigation		0.00	0.00	4,500.00	4,000.00	-500.00	-11.11%
Snow removal contracts		1,000.00	1,000.00	2,500.00	2,000.00	-500.00	-20.00%
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>6.71%</b>	<b>34,000.00</b>	<b>34,000.00</b>	<b>41,000.00</b>	<b>40,500.00</b>	<b>-500.00</b>	<b>-1.23%</b>
Cleaning Service		4,400.00	4,300.00	4,500.00	4,750.00	250.00	5.56%
Electric Lamping/Ballast - R&M		13,000.00	7,300.00	7,500.00	6,000.00	-1,500.00	-20.00%
Exterior Roof R&M		15,000.00	14,000.00	5,000.00	0.00	-5,000.00	-100.00%
Fire & Life - R&M		1,200.00	500.00	625.00	625.00	0.00	0.00%
General Bldg. - R&M		21,852.00	23,000.00	25,615.00	25,000.00	-615.00	-2.40%
Pest Control Services		2,148.00	1,800.00	2,000.00	2,000.00	0.00	0.00%
Plumbing R&M		0.00	3,584.00	4,000.00	4,000.00	0.00	0.00%
Pool Maint. Contract		6,300.00	6,300.00	4,000.00	5,500.00	1,500.00	37.50%
Pool Maint. & Supplies		5,700.00	3,400.00	3,500.00	3,000.00	-500.00	-14.29%
Pool Chemical Reads		0.00	3,750.00	2,200.00	3,600.00	1,400.00	63.64%
Exercise Equipment Maint.		450.00	250.00	250.00	250.00	0.00	0.00%
<b>Total Building &amp; Repairs &amp; Maintenance.....</b>	<b>9.07%</b>	<b>70,050.00</b>	<b>68,184.00</b>	<b>59,190.00</b>	<b>54,725.00</b>	<b>-4,465.00</b>	<b>-8.16%</b>
Garbage & Recycle (Waste Management)		31,000.00	22,500.00	24,250.00	27,500.00	3,250.00	13.40%
Garbage & Recycle (On-Site Management)		0.00	2,500.00	3,750.00	5,800.00	2,050.00	54.67%
Electricity - Common Area		8,700.00	6,000.00	7,000.00	7,300.00	300.00	4.29%
Gas		2,900.00	1,400.00	700.00	1,250.00	550.00	78.57%
Telephone/Cable/Internet Basic Service (Comcast)		1,378.00	1,500.00	1,725.00	1,700.00	-25.00	-1.45%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		127,000.00	149,000.00	145,000.00	145,000.00	0.00	0.00%
<b>Utility Expenses.....</b>	<b>31.26%</b>	<b>170,978.00</b>	<b>182,900.00</b>	<b>182,425.00</b>	<b>188,550.00</b>	<b>6,125.00</b>	<b>3.25%</b>
Audit Fees		2,300.00	2,400.00	2,400.00	2,400.00	0.00	0.00%
Bank Charges		4,100.00	673.00	1,300.00	750.00	-550.00	-42.31%
Copy/Fax		2,900.00	900.00	1,300.00	1,700.00	400.00	30.77%
General Liability Insurance		23,000.00	26,000.00	29,000.00	35,000.00	6,000.00	20.69%
General Office Expenses		275.00	600.00	750.00	750.00	0.00	0.00%
Legal Fees		550.00	3,000.00	7,500.00	5,000.00	-2,500.00	-33.33%
Licenses/Fees/Permits		0.00	1,000.00	1,000.00	1,000.00	0.00	0.00%
Management Fee - Base		41,400.00	38,250.00	38,285.00	39,600.00	1,315.00	3.43%
Postage		425.00	550.00	900.00	1,100.00	200.00	22.22%
Reserve Study Fee		750.00	750.00	750.00	1,000.00	250.00	33.33%
Taxes - Property (113 Parking Units)		0.00	0.00	0.00	9,000.00	9,000.00	
<b>Operating Expenses.....</b>	<b>16.13%</b>	<b>75,700.00</b>	<b>74,123.00</b>	<b>83,185.00</b>	<b>97,300.00</b>	<b>14,115.00</b>	<b>14.51%</b>
<b>Total Ground, Building, Utility, &amp; Operating.....</b>	<b>63.18%</b>	<b>350,728.00</b>	<b>359,207.00</b>	<b>365,800.00</b>	<b>381,075.00</b>	<b>15,275.00</b>	<b>4.01%</b>
		<b>2016 Budget</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Reserves.....</b>	<b>36.82%</b>	<b>181,872.00</b>	<b>201,877.00</b>	<b>222,070.00</b>	<b>222,070.00</b>	<b>0.00</b>	<b>0.00%</b>
		<b>2016 Budget</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Calculated Expenses Plus Reserves.....</b>	<b>100.00%</b>	<b>532,600.00</b>	<b>561,084.00</b>	<b>587,870.00</b>	<b>603,145.00</b>	<b>15,275.00</b>	<b>2.53%</b>
<b>2019 Annual Budget (final).....</b>					<b>603,145.00</b>		