

MHW 2017 Budget | Murrayhill Woods COA | FY2017

As of 10/26/2016

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 2017
Income													
Monthly COA Dues	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	\$359,207.00
Monthly Reserve	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	\$201,877.00
Total for Income	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	46757.00	\$561,084.00
Expenses													
Building Repairs & Maintenance													
Cleaning Service	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	\$4,300.00
Electric Lamping/Ballast - R&M	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	\$7,300.00
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	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	1166.67	\$14,000.00
Fire & Life - R&M	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
General Building - R&M	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	1916.67	\$23,000.00
Pest Control Service	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
Plumbing R&M	298.67	298.67	298.67	298.67	298.67	298.67	298.67	298.67	298.67	298.67	298.67	298.67	\$3,584.00
Pool & Spa Chemical Reads	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
Pool & Spa Maint. & Supplies (Other)	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	\$3,400.00
Pool & Spa Maint. Contract	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	\$6,300.00
Subtotal for Building Repairs & Maintenance	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	5682.00	\$68,184.00
Grounds Repairs & Maintenance													
Landscaping Contract - Base	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	2458.33	\$29,500.00
Landscaping Services (Additional)	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

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Snow Removal Contracts	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
Subtotal for Grounds Repairs & Maintenance	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	2833.33	\$34,000.00
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	56.08	56.08	56.08	56.08	56.08	56.08	56.08	56.08	56.08	56.08	56.08	56.08	\$673.00
Copy & Fax	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
General Liability Insurance	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	2166.67	\$26,000.00
General Office Expenses	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Legal Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
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	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	3187.50	\$38,250.00
Postage & Delivery	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	\$550.00
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	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	6176.92	\$74,123.00
Utilities													
Electricity - Common Area	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Garbage & Recycle (On-Site Mgt.)	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
Garbage & Recycle (WM)	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	1875.00	\$22,500.00
Gas	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	\$1,400.00
Telephone/Cable/Internet	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00

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Water/Sewer	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	12416.67	\$149,000.00
Subtotal for Utilities	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	15241.67	\$182,900.00
Total for Expenses	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	29933.92	\$359,207.00
Net Operating Income	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	16823.08	\$201,877.00