

<b>Murrayhill Woods 2022 Annual Budget</b>							
Approved 11/15/2021)							
<b>Revenues:</b>	<b>% of Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>Variance</b>	<b>% Change</b>
Assessment Income		381,075.00	395,025.00	390,495.00	410,850.00	20,355.00	5.21%
Reserve Income		222,070.00	226,507.00	231,037.00	235,658.00	4,621.00	2.00%
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%
<b>TOTAL INCOME.....</b>		<b>603,145.00</b>	<b>621,532.00</b>	<b>621,532.00</b>	<b>646,508.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Expenses:</b>		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>Variance</b>	<b>% Change</b>
Landscape Contract - Base		29,500.00	29,500.00	29,500.00	31,500.00	2,000.00	6.78%
Landscape Services (Additional)		5,000.00	6,000.00	5,000.00	4,000.00	-1,000.00	-20.00%
Irrigation		4,000.00	3,000.00	2,000.00	2,500.00	500.00	25.00%
Snow removal contracts		2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>6.19%</b>	<b>40,500.00</b>	<b>40,500.00</b>	<b>38,500.00</b>	<b>40,000.00</b>	<b>1,500.00</b>	<b>3.90%</b>
Cleaning Service		4,750.00	4,800.00	4,800.00	4,900.00	100.00	2.08%
Electric Lamping/Ballast - R&M		6,000.00	8,300.00	4,000.00	5,000.00	1,000.00	25.00%
Exterior Roof R&M		0.00	0.00	500.00	500.00	0.00	0.00%
Fire & Life - R&M		625.00	650.00	650.00	650.00	0.00	0.00%
General Bldg. - R&M		25,000.00	26,750.00	26,750.00	24,000.00	-2,750.00	-10.28%
Pest Control Services		2,000.00	1,000.00	4,500.00	3,500.00	-1,000.00	-22.22%
Plumbing R&M		4,000.00	10,000.00	7,500.00	4,000.00	-3,500.00	-46.67%
Pool Maint. Contract		5,500.00	8,200.00	8,200.00	6,000.00	-2,200.00	-26.83%
Pool Maint. & Supplies		3,000.00	3,900.00	3,900.00	4,500.00	600.00	15.38%
Pool Chemical Reads		3,600.00	3,900.00	3,900.00	3,500.00	-400.00	-10.26%
Exercise Equipment Maint.		250.00	200.00	200.00	200.00	0.00	0.00%
<b>Total Building &amp; Repairs &amp; Maintenance.....</b>	<b>10.44%</b>	<b>54,725.00</b>	<b>67,700.00</b>	<b>64,900.00</b>	<b>56,750.00</b>	<b>-8,150.00</b>	<b>-12.56%</b>
Garbage & Recycle (Waste Management)		27,500.00	28,000.00	28,000.00	26,500.00	-1,500.00	-5.36%
Garbage & Recycle (On-Site Management)		5,800.00	6,500.00	7,500.00	8,500.00	1,000.00	13.33%
Electricity - Common Area		7,300.00	7,000.00	6,200.00	6,200.00	0.00	0.00%
Gas		1,250.00	1,250.00	1,250.00	1,000.00	-250.00	-20.00%
Telephone/Cable/Internet Basic Service (Comcast)		1,700.00	1,800.00	1,950.00	1,100.00	-850.00	-43.59%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		145,000.00	147,000.00	145,000.00	169,000.00	24,000.00	16.55%
<b>Utility Expenses.....</b>	<b>30.55%</b>	<b>188,550.00</b>	<b>191,550.00</b>	<b>189,900.00</b>	<b>212,300.00</b>	<b>-1,650.00</b>	<b>-0.87%</b>
Audit Fees		2,400.00	2,400.00	2,400.00	2,000.00	-400.00	-16.67%
Bank Charges		750.00	325.00	395.00	450.00	55.00	13.92%
Copy/Fax		1,700.00	1,000.00	500.00	500.00	0.00	0.00%
General Liability Insurance		35,000.00	36,750.00	38,500.00	42,350.00	3,850.00	10.00%
General Office Expenses		750.00	1,600.00	1,500.00	1,000.00	-500.00	-33.33%
Legal Fees		5,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00%
Licenses/Fees/Permits		1,000.00	1,100.00	1,100.00	1,200.00	100.00	9.09%
Management Fee - Base		39,600.00	39,600.00	40,500.00	41,700.00	1,200.00	2.96%
Postage		1,100.00	500.00	250.00	250.00	0.00	0.00%
Reserve Study Fee		1,000.00	1,000.00	750.00	750.00	0.00	0.00%
Taxes - Property (113 Parking Units)		9,000.00	9,000.00	9,300.00	9,600.00	300.00	3.23%
<b>Operating Expenses.....</b>	<b>15.64%</b>	<b>97,300.00</b>	<b>95,275.00</b>	<b>97,195.00</b>	<b>101,800.00</b>	<b>4,605.00</b>	<b>4.74%</b>
<b>Total Ground, Building, Utility, &amp; Operating.....</b>	<b>62.83%</b>	<b>381,075.00</b>	<b>395,025.00</b>	<b>390,495.00</b>	<b>410,850.00</b>	<b>20,355.00</b>	<b>5.21%</b>
		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Reserves.....</b>	<b>37.17%</b>	<b>222,070.00</b>	<b>226,507.00</b>	<b>231,037.00</b>	<b>235,658.00</b>	<b>4,621.00</b>	<b>2.00%</b>
		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>Variance</b>	<b>% Change</b>
<b>Calculated Expenses Plus Reserves.....</b>	<b>100.00%</b>	<b>603,145.00</b>	<b>621,532.00</b>	<b>621,532.00</b>	<b>646,508.00</b>	<b>24,976.00</b>	<b>3.86%</b>
<b>2022 Annual Budget.....</b>					<b>646,508.00</b>		

<b>Murrayhill Woods 2021-2022 Fee Allocations</b>		<b>2021</b>		<b>2022</b>			
<b>Unit Breakdown</b>		<b>Operating %</b>		<b>Operating %</b>			
(Approved 11/15/2021)		<b>0.64</b>		<b>0.64</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>
		<b>2021</b>		<b>2022</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
		<b>Reserve %</b>		<b>Reserve %</b>	<b>Amount</b>	<b>Amount</b>	<b>Budget</b>
		<b>0.36</b>		<b>0.36</b>	<b>410,850.00</b>	<b>235,658.00</b>	<b>646,508.00</b>
	2021	2021	2021	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>Monthly</b>
	Total	Operating	Reserves	<b>Total</b>	<b>Operating</b>	<b>Reserves</b>	<b>Difference</b>
1 Bedroom, 1 Bath, Upper 753 sq. ft. Unit.....	257.00	162.00	95.00	<b>268.00</b>	<b>170.00</b>	<b>98.00</b>	<b>\$11.00</b>
2 Bedroom, 2 Bath, Lower 884 sq. ft. Unit.....	302.00	190.00	112.00	<b>315.00</b>	<b>200.00</b>	<b>115.00</b>	<b>\$13.00</b>
2 Bedroom, 2 Bath, Upper 884 sq. ft. Unit.....	303.00	191.00	112.00	<b>315.00</b>	<b>200.00</b>	<b>115.00</b>	<b>\$12.00</b>
2 Bedroom, 2 Bath, Lower 971 sq. ft. Unit.....	330.00	208.00	122.00	<b>344.00</b>	<b>218.00</b>	<b>126.00</b>	<b>\$14.00</b>