

Murray Park Condominiums 2020 Annual Budget							
Approved: 10/22/19							
Revenues:	% of Budget	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	% Change
Assessment Income		156,255.21	152,400.00	160,728.00	158,388.00	174,028.00	9.87%
Reserve Income		56,784.00	69,300.00	72,000.00	74,340.00	80,287.00	8.00%
Capital Contribution		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	0.00	250.00	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%
TOTAL INCOME.....		213,039.21	221,700.00	232,728.00	232,728.00	254,565.00	9.38%
Expenses:		2016 Budget	2017 Budget	2018 Budget	2019 Budget	2019 Budget	% Change
Landscape Contract - Base		17,316.00	17,760.00	18,120.00	18,120.00	21,600.00	19.21%
Landscape Services (Additional)		4,416.00	4,416.00	4,416.00	2,500.00	4,000.00	60.00%
Irrigation		0.00	0.00	0.00	750.00	2,500.00	233.33%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair.....	9.18%	21,732.00	22,176.00	22,536.00	21,370.00	28,100.00	31.49%
Cleaning Service		0.00	0.00	0.00	0.00	0.00	0.00%
Electric Lamping/Ballast - R&M		1,200.00	1,200.00	1,200.00	1,200.00	1,500.00	25.00%
Exterior Roof R&M		600.00	600.00	600.00	600.00	6,000.00	900.00%
General Bldg. - R&M		15,000.00	12,000.00	3,192.00	3,000.00	13,000.00	333.33%
Gutters - R&M		4,500.00	4,500.00	3,540.00	3,540.00	2,500.00	-29.38%
Pest Control Services		1,800.00	1,800.00	1,800.00	750.00	750.00	0.00%
Plumbing R&M		2,004.00	2,004.00	1,596.00	750.00	1,500.00	100.00%
Staff (Maintenance)		0.00	0.00	12,000.00	0.00	0.00	0.00%
Pool Maint. & Supplies		0.00	0.00	0.00	0.00	0.00	0.00%
Pool Chemical Reads		0.00	0.00	0.00	0.00	0.00	0.00%
Exercise Equipment Maint.		0.00	0.00	0.00	0.00	0.00	0.00%
Total Building & Repairs & Maintenance.....	4.23%	25,104.00	22,104.00	23,928.00	9,840.00	25,250.00	156.61%
Garbage & Recycle (Waste Management)		9,180.00	9,180.00	9,180.00	9,180.00	9,500.00	3.49%
Garbage & Recycle (On-Site Management)		0.00	0.00	0.00	0.00	1,000.00	0.00%
Electricity - Common Area		3,516.00	3,000.00	2,748.00	2,748.00	4,800.00	74.67%
Gas		0.00	0.00	0.00	0.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		0.00	0.00	0.00	0.00	0.00	0.00%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		46,188.00	50,364.00	56,124.00	56,124.00	60,055.00	7.00%
Utility Expenses.....	29.24%	58,884.00	62,544.00	68,052.00	68,052.00	75,355.00	10.73%
Audit Fees		2,565.00	2,565.00	2,220.00	2,220.00	2,248.00	1.26%
Bank Charges		0.00	0.00	0.00	0.00	250.00	0.00%
Copy/Fax		1,600.00	1,060.00	0.00	0.00	475.00	0.00%
General Liability Insurance		16,800.00	14,556.00	15,432.00	15,432.00	15,500.00	0.44%
General Office Expenses		2,000.00	2,000.00	0.00	2,000.00	1,500.00	-25.00%
Legal Fees		3,600.00	3,600.00	3,600.00	1,500.00	4,000.00	166.67%
Licenses/Fees/Permits		75.00	75.00	0.00	75.00	150.00	100.00%
Management Fee - Base		17,484.00	17,760.00	21,000.00	21,000.00	20,500.00	-2.38%
Management Services - Extra		1,160.00	1,110.00	600.00	600.00	0.00	-100.00%
Operating Contingency		4,551.12	2,100.00	2,100.00	15,549.00	0.00	-100.00%
Reserve Study Fee		700.00	750.00	1,260.00	750.00	700.00	-6.67%
Operating Expenses.....	25.41%	50,535.12	45,576.00	46,212.00	59,126.00	45,323.00	-23.35%
Total Ground, Building, Utility, & Operating.....	68.06%	156,255.12	152,400.00	160,728.00	158,388.00	174,028.00	9.87%
		2016 Budget	2017 Budget	2018 Budget	2019 Budget	2019 Budget	% Change
Reserves.....	31.94%	56,784.00	69,300.00	72,000.00	74,340.00	80,287.00	8.00%
		2016 Budget	2017 Budget	2018 Budget	2019 Budget	2019 Budget	% Change
Calculated Expenses Plus Reserves.....	100.00%	213,039.12	221,700.00	232,728.00	232,728.00	254,315.00	9.28%
2020 Annual Budget (final).....						254,315.00	

Murray Park Condominiums 2019-2020 Fee Allocations							
Approved: 10/22/19							
Unit #	% Int.	'19 Dues	'20 Dues	Oper. %	Reser. %	Unit Address	
1	1.4957%	290.08	317	223	94	14500 SW Grayling Lane	
2	0.8959%	173.75	190	134	56	14501 SW Grayling Lane	
3	1.4957%	290.08	317	223	94	14502 SW Grayling Lane	
4	0.8959%	173.75	190	134	56	14503 SW Grayling Lane	
5	1.4957%	290.08	317	223	94	14504 SW Grayling Lane	
6	1.4957%	290.08	317	223	94	14505 SW Grayling Lane	
7	1.4957%	290.08	317	223	94	14506 SW Grayling Lane	
8	1.4957%	290.08	317	223	94	14507 SW Grayling Lane	
9	1.4957%	290.08	317	223	94	14508 SW Grayling Lane	
10	1.0356%	200.84	219	154	65	14509 SW Grayling Lane	
11	1.4957%	290.08	317	223	94	14510 SW Grayling Lane	
12	1.0356%	200.84	219	154	65	14511 SW Grayling Lane	
13	1.4957%	290.08	317	223	94	14512 SW Grayling Lane	
14	1.3875%	269.09	294	207	87	14513 SW Grayling Lane	
15	1.4957%	290.08	317	223	94	14514 SW Grayling Lane	
16	1.3875%	269.09	294	207	87	14515 SW Grayling Lane	
17	1.4957%	290.08	317	223	94	14516 SW Grayling Lane	
18	1.0356%	200.84	219	154	65	14517 SW Grayling Lane	
19	1.4957%	290.08	317	223	94	14518 SW Grayling Lane	
20	1.0356%	200.84	219	154	65	14519 SW Grayling Lane	
21	1.4957%	290.08	317	223	94	14520 SW Grayling Lane	
22	1.0356%	200.84	219	154	65	14521 SW Grayling Lane	
23	1.4957%	290.08	317	223	94	14522 SW Grayling Lane	
24	1.0356%	200.84	219	154	65	14523 SW Grayling Lane	
25	1.4957%	290.08	317	223	94	14524 SW Grayling Lane	
26	1.0356%	200.84	219	154	65	14525 SW Grayling Lane	
27	1.4957%	290.08	317	223	94	14526 SW Grayling Lane	
28	1.0356%	200.84	219	154	65	14527 SW Grayling Lane	
29	1.4957%	290.08	317	223	94	14528 SW Grayling Lane	
30	1.0356%	200.84	219	154	65	14529 SW Grayling Lane	
31	1.4957%	290.08	317	223	94	14530 SW Grayling Lane	
32	1.0356%	200.84	219	154	65	14531 SW Grayling Lane	
33	1.3875%	269.09	294	207	87	14610 SW Grayling Lane	
34	1.0356%	200.84	219	154	65	14611 SW Grayling Lane	
35	1.3875%	269.09	294	207	87	14612 SW Grayling Lane	
36	1.0356%	200.84	219	154	65	14613 SW Grayling Lane	
37	1.3875%	269.09	294	207	87	14614 SW Grayling Lane	
38	1.0356%	200.84	219	154	65	14615 SW Grayling Lane	
39	1.3875%	269.09	294	207	87	14616 SW Grayling Lane	
40	1.0356%	200.84	219	154	65	14617 SW Grayling Lane	
41	1.3875%	269.09	294	207	87	14618 SW Grayling Lane	
42	1.0356%	200.84	219	154	65	14619 SW Grayling Lane	
43	1.3875%	269.09	294	207	87	14620 SW Grayling Lane	
44	1.0356%	200.84	219	154	65	14621 SW Grayling Lane	
45	1.3875%	269.09	294	207	87	14622 SW Grayling Lane	
46	1.0356%	200.84	219	154	65	14623 SW Grayling Lane	
47	1.3875%	269.09	294	207	87	14624 SW Grayling Lane	
48	1.0356%	200.84	219	154	65	14625 SW Grayling Lane	
49	1.3875%	269.09	294	207	87	14626 SW Grayling Lane	
50	1.0356%	200.84	219	154	65	14627 SW Grayling Lane	
51	1.3875%	269.09	294	207	87	14628 SW Grayling Lane	
52	1.0356%	200.84	219	154	65	14629 SW Grayling Lane	
53	1.3875%	269.09	294	207	87	14630 SW Grayling Lane	
54	1.0356%	200.84	219	154	65	14631 SW Grayling Lane	
55	1.3875%	269.09	294	207	87	14632 SW Grayling Lane	

56	1.0356%	200.84	219	154	65	14633 SW Grayling Lane
57	1.3875%	269.09	294	207	87	14634 SW Grayling Lane
58	1.0356%	200.84	219	154	65	14635 SW Grayling Lane
59	1.3875%	269.09	294	207	87	14636 SW Grayling Lane
60	1.0356%	200.84	219	154	65	14637 SW Grayling Lane
61	1.3875%	269.09	294	207	87	14638 SW Grayling Lane
62	1.0356%	200.84	219	154	65	14639 SW Grayling Lane
63	1.3875%	269.09	294	207	87	14640 SW Grayling Lane
64	1.0356%	200.84	219	154	65	14641 SW Grayling Lane
65	1.0356%	200.84	219	154	65	14720 SW Grayling Lane
66	1.3875%	269.09	294	207	87	14721 SW Grayling Lane
67	1.0356%	200.84	219	154	65	14722 SW Grayling Lane
68	1.3875%	269.09	294	207	87	14723 SW Grayling Lane
69	1.0356%	200.84	219	154	65	14724 SW Grayling Lane
70	1.3875%	269.09	294	207	87	14725 SW Grayling Lane
71	1.0356%	200.84	219	154	65	14726 SW Grayling Lane
72	1.3875%	269.09	294	207	87	14727 SW Grayling Lane
73	1.0356%	200.84	219	154	65	14728 SW Grayling Lane
74	1.3875%	269.09	294	207	87	14729 SW Grayling Lane
75	1.0356%	200.84	219	154	65	14730 SW Grayling Lane
76	1.3875%	269.09	294	207	87	14731 SW Grayling Lane
77	1.0356%	200.84	219	154	65	14732 SW Grayling Lane
78	1.3875%	269.09	294	207	87	14733 SW Grayling Lane
79	1.0356%	200.84	219	154	65	14734 SW Grayling Lane
80	1.3875%	269.09	294	207	87	14735 SW Grayling Lane
	100.00%	19,393.84	21,192.87	14,913.42	6,279.45	
			<i>Total</i>	<i>Operating</i>	<i>Reserves</i>	
	Monthly Budget:		21,192.91	14,502.33	6,690.58	
	'20 Annual Budget:		254,314.92	174,027.96	80,286.96	
	Avg. Ann. p/door:		3,178.94	2,175.35	1,003.59	
	% of budget:			68.43%	31.57%	
Investor Owned						
Unit currently for sale.						
Proposed HOA Assessment						