

<b>Murray Park Condominiums 2021 Annual Budget</b>							
Approved: 11/5/2020							
<b>Revenues:</b>	<b>% of Budget</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>% Change</b>
Assessment Income		152,400.00	160,728.00	158,388.00	174,028.00	173,950.00	-0.04%
Reserve Income		69,300.00	72,000.00	74,340.00	80,287.00	86,710.00	8.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	250.00	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>221,700.00</b>	<b>232,728.00</b>	<b>232,728.00</b>	<b>254,565.00</b>	<b>260,660.00</b>	<b>2.39%</b>
<b>Expenses:</b>		<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>% Change</b>
Landscape Contract - Base		17,760.00	18,120.00	18,120.00	21,600.00	21,600.00	0.00%
Landscape Services (Additional)		4,416.00	4,416.00	2,500.00	4,000.00	3,000.00	-25.00%
Irrigation		0.00	0.00	750.00	2,500.00	2,500.00	0.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>11.04%</b>	<b>22,176.00</b>	<b>22,536.00</b>	<b>21,370.00</b>	<b>28,100.00</b>	<b>27,100.00</b>	<b>-3.56%</b>
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	1,500.00	1,500.00	0.00%
Exterior Roof R&M		600.00	600.00	600.00	6,000.00	5,000.00	-16.67%
General Bldg. - R&M		12,000.00	3,192.00	3,000.00	13,000.00	15,000.00	15.38%
Gutters - R&M		4,500.00	3,540.00	3,540.00	2,500.00	2,500.00	0.00%
Pest Control Services		1,800.00	1,800.00	750.00	750.00	1,000.00	33.33%
Plumbing R&M		2,004.00	1,596.00	750.00	1,500.00	1,500.00	0.00%
Staff (Maintenance)		0.00	12,000.00	0.00	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%
<b>Total Building &amp; Repairs &amp; Maintenance.....</b>	<b>9.92%</b>	<b>22,104.00</b>	<b>23,928.00</b>	<b>9,840.00</b>	<b>25,250.00</b>	<b>26,500.00</b>	<b>4.95%</b>
Garbage & Recycle (Waste Management)		9,180.00	9,180.00	9,180.00	9,500.00	10,500.00	10.53%
Garbage & Recycle (On-Site Management)		0.00	0.00	0.00	1,000.00	1,500.00	0.00%
Electricity - Common Area		3,000.00	2,748.00	2,748.00	4,800.00	3,000.00	-37.50%
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)		50,364.00	56,124.00	56,124.00	60,055.00	60,000.00	-0.09%
<b>Utility Expenses.....</b>	<b>29.60%</b>	<b>62,544.00</b>	<b>68,052.00</b>	<b>68,052.00</b>	<b>75,355.00</b>	<b>75,000.00</b>	<b>-0.47%</b>
Audit Fees		2,565.00	2,220.00	2,220.00	2,248.00	2,250.00	0.09%
Bank Charges		0.00	0.00	0.00	250.00	500.00	0.00%
Copy/Fax		1,060.00	0.00	0.00	475.00	250.00	0.00%
General Liability Insurance		14,556.00	15,432.00	15,432.00	15,500.00	16,750.00	8.06%
General Office Expenses		2,000.00	0.00	2,000.00	1,500.00	1,000.00	-33.33%
Legal Fees		3,600.00	3,600.00	1,500.00	4,000.00	3,000.00	-25.00%
Licenses/Fees/Permits		75.00	0.00	75.00	150.00	150.00	0.00%
Management Fee - Base		17,760.00	21,000.00	21,000.00	20,500.00	20,750.00	1.22%
Management Services - Extra		1,110.00	600.00	600.00	0.00	0.00	0.00%
Operating Contingency		2,100.00	2,100.00	15,549.00	0.00	0.00	0.00%
Reserve Study Fee		750.00	1,260.00	750.00	700.00	700.00	0.00%
<b>Operating Expenses.....</b>	<b>17.80%</b>	<b>45,576.00</b>	<b>46,212.00</b>	<b>59,126.00</b>	<b>45,323.00</b>	<b>45,350.00</b>	<b>0.06%</b>
<b>Total Ground, Building, Utility, &amp; Operating.....</b>	<b>68.36%</b>	<b>152,400.00</b>	<b>160,728.00</b>	<b>158,388.00</b>	<b>174,028.00</b>	<b>173,950.00</b>	<b>-0.04%</b>
		<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>% Change</b>
<b>Reserves.....</b>	<b>31.54%</b>	<b>69,300.00</b>	<b>72,000.00</b>	<b>74,340.00</b>	<b>80,287.00</b>	<b>86,710.00</b>	<b>8.00%</b>
		<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>% Change</b>
<b>Calculated Expenses Plus Reserves.....</b>	<b>99.90%</b>	<b>221,700.00</b>	<b>232,728.00</b>	<b>232,728.00</b>	<b>254,315.00</b>	<b>260,660.00</b>	<b>2.49%</b>
<b>2020 Annual Budget (final).....</b>						<b>260,660.00</b>	

Murray Park Condominiums 2021 Fee Allocations								
Approved: 11/5/2020								
Unit #	% Int.	'19 Dues	20 Dues	'21 Dues	Oper. %	Reser. %	Address	
1	1.4957%	290.08	317.00	325	229	96	14500	
2	0.8959%	173.75	190.00	195	137	58	14501	
3	1.4957%	290.08	317.00	325	229	96	14502	
4	0.8959%	173.75	190.00	195	137	58	14503	
5	1.4957%	290.08	317.00	325	229	96	14504	
6	1.4957%	290.08	317.00	325	229	96	14505	
7	1.4957%	290.08	317.00	325	229	96	14506	
8	1.4957%	290.08	317.00	325	229	96	14507	
9	1.4957%	290.08	317.00	325	229	96	14508	
10	1.0356%	200.84	219.00	225	158	67	14509	
11	1.4957%	290.08	317.00	325	229	96	14510	
12	1.0356%	200.84	219.00	225	158	67	14511	
13	1.4957%	290.08	317.00	325	229	96	14512	
14	1.3875%	269.09	294.00	301	212	89	14513	
15	1.4957%	290.08	317.00	325	229	96	14514	
16	1.3875%	269.09	294.00	301	212	89	14515	
17	1.4957%	290.08	317.00	325	229	96	14516	
18	1.0356%	200.84	219.00	225	158	67	14517	
19	1.4957%	290.08	317.00	325	229	96	14518	
20	1.0356%	200.84	219.00	225	158	67	14519	
21	1.4957%	290.08	317.00	325	229	96	14520	
22	1.0356%	200.84	219.00	225	158	67	14521	
23	1.4957%	290.08	317.00	325	229	96	14522	
24	1.0356%	200.84	219.00	225	158	67	14523	
25	1.4957%	290.08	317.00	325	229	96	14524	
26	1.0356%	200.84	219.00	225	158	67	14525	
27	1.4957%	290.08	317.00	325	229	96	14526	
28	1.0356%	200.84	219.00	225	158	67	14527	
29	1.4957%	290.08	317.00	325	229	96	14528	
30	1.0356%	200.84	219.00	225	158	67	14529	
31	1.4957%	290.08	317.00	325	229	96	14530	
32	1.0356%	200.84	219.00	225	158	67	14531	
33	1.3875%	269.09	294.00	301	212	89	14610	
34	1.0356%	200.84	219.00	225	158	67	14611	
35	1.3875%	269.09	294.00	301	212	89	14612	
36	1.0356%	200.84	219.00	225	158	67	14613	
37	1.3875%	269.09	294.00	301	212	89	14614	
38	1.0356%	200.84	219.00	225	158	67	14615	
39	1.3875%	269.09	294.00	301	212	89	14616	
40	1.0356%	200.84	219.00	225	158	67	14617	
41	1.3875%	269.09	294.00	301	212	89	14618	
42	1.0356%	200.84	219.00	225	158	67	14619	
43	1.3875%	269.09	294.00	301	212	89	14620	
44	1.0356%	200.84	219.00	225	158	67	14621	
45	1.3875%	269.09	294.00	301	212	89	14622	
46	1.0356%	200.84	219.00	225	158	67	14623	
47	1.3875%	269.09	294.00	301	212	89	14624	
48	1.0356%	200.84	219.00	225	158	67	14625	
49	1.3875%	269.09	294.00	301	212	89	14626	
50	1.0356%	200.84	219.00	225	158	67	14627	
51	1.3875%	269.09	294.00	301	212	89	14628	
52	1.0356%	200.84	219.00	225	158	67	14629	
53	1.3875%	269.09	294.00	301	212	89	14630	
54	1.0356%	200.84	219.00	225	158	67	14631	
55	1.3875%	269.09	294.00	301	212	89	14632	

56	1.0356%	200.84	219.00	225	158	67	14633
57	1.3875%	269.09	294.00	301	212	89	14634
58	1.0356%	200.84	219.00	225	158	67	14635
59	1.3875%	269.09	294.00	301	212	89	14636
60	1.0356%	200.84	219.00	225	158	67	14637
61	1.3875%	269.09	294.00	301	212	89	14638
62	1.0356%	200.84	219.00	225	158	67	14639
63	1.3875%	269.09	294.00	301	212	89	14640
64	1.0356%	200.84	219.00	225	158	67	14641
65	1.0356%	200.84	219.00	225	158	67	14720
66	1.3875%	269.09	294.00	301	212	89	14721
67	1.0356%	200.84	219.00	225	158	67	14722
68	1.3875%	269.09	294.00	301	212	89	14723
69	1.0356%	200.84	219.00	225	158	67	14724
70	1.3875%	269.09	294.00	301	212	89	14725
71	1.0356%	200.84	219.00	225	158	67	14726
72	1.3875%	269.09	294.00	301	212	89	14727
73	1.0356%	200.84	219.00	225	158	67	14728
74	1.3875%	269.09	294.00	301	212	89	14729
75	1.0356%	200.84	219.00	225	158	67	14730
76	1.3875%	269.09	294.00	301	212	89	14731
77	1.0356%	200.84	219.00	225	158	67	14732
78	1.3875%	269.09	294.00	301	212	89	14733
79	1.0356%	200.84	219.00	225	158	67	14734
80	1.3875%	269.09	294.00	301	212	89	14735
		<b>100.00%</b>	<b>19,393.84</b>	<b>21,176.00</b>	<b>21,721.62</b>	<b>15,286</b>	<b>6,436</b>
					<i>Total</i>	<i>Operating</i>	<i>Reserves</i>
Monthly Budget:				<b>21,722</b>	<b>14,496</b>	<b>7,226</b>	
'21 Annual Budget:				<b>260,660</b>	<b>173,950</b>	<b>86,710</b>	
Avg. Ann. p/door:				<b>3,258</b>	<b>2,174</b>	<b>1,084</b>	
% of budget:					<b>67%</b>	<b>33%</b>	
Proposed HOA Assessment beginning:		<b>1/1/2021</b>					