

Murray Park Condominiums 2022 Annual Budget							
Approved: 11/17/2021							
<b>Revenues:</b>	<b>% of Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>% Change</b>
Assessment Income		160,728.00	158,388.00	174,028.00	173,950.00	191,218.00	9.93%
Reserve Income		72,000.00	74,340.00	80,287.00	86,710.00	93,647.00	8.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	250.00	0.00	0.00	0.00%
Interest 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 (Payment Reversals & Lease Review)		0.00	0.00	0.00	0.00	0.00	0.00%
Repairs & Maintenance 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>232,728.00</b>	<b>232,728.00</b>	<b>254,565.00</b>	<b>260,660.00</b>	<b>284,865.00</b>	<b>9.29%</b>
<b>Expenses:</b>		<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>% Change</b>
Landscape Contract - Base		18,120.00	18,120.00	21,600.00	21,600.00	21,600.00	0.00%
Landscape Services (Additional)		4,416.00	2,500.00	4,000.00	3,000.00	2,500.00	-16.67%
Irrigation		0.00	750.00	2,500.00	2,500.00	2,000.00	-20.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>10.40%</b>	<b>22,536.00</b>	<b>21,370.00</b>	<b>28,100.00</b>	<b>27,100.00</b>	<b>26,100.00</b>	<b>-3.69%</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	1,500.00	1,500.00	1,500.00	0.00%
Exterior Roof R&M		600.00	600.00	6,000.00	5,000.00	5,000.00	0.00%
General Bldg. - R&M		3,192.00	3,000.00	13,000.00	15,000.00	15,000.00	0.00%
Gutters - R&M		3,540.00	3,540.00	2,500.00	2,500.00	2,500.00	0.00%
Pest Control Services		1,800.00	750.00	750.00	1,000.00	1,000.00	0.00%
Plumbing R&M		1,596.00	750.00	1,500.00	1,500.00	1,500.00	0.00%
Staff (Maintenance)		12,000.00	0.00	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>10.17%</b>	<b>23,928.00</b>	<b>9,840.00</b>	<b>25,250.00</b>	<b>26,500.00</b>	<b>26,500.00</b>	<b>0.00%</b>
Garbage & Recycle (Waste Management)		9,180.00	9,180.00	9,500.00	10,500.00	10,500.00	0.00%
Garbage & Recycle (On-Site Management)		0.00	0.00	1,000.00	1,500.00	3,000.00	0.00%
Electricity - Common Area		2,748.00	2,748.00	4,800.00	3,000.00	3,000.00	0.00%
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)		56,124.00	56,124.00	60,055.00	60,000.00	77,500.00	29.17%
<b>Utility Expenses.....</b>	<b>28.77%</b>	<b>68,052.00</b>	<b>68,052.00</b>	<b>75,355.00</b>	<b>75,000.00</b>	<b>94,000.00</b>	<b>25.33%</b>
Audit Fees		2,220.00	2,220.00	2,248.00	2,250.00	2,250.00	0.00%
Bank Charges		0.00	0.00	250.00	500.00	500.00	0.00%
Copy/Fax		0.00	0.00	475.00	250.00	250.00	0.00%
General Liability Insurance		15,432.00	15,432.00	15,500.00	16,750.00	16,000.00	-4.48%
General Office Expenses		0.00	2,000.00	1,500.00	1,000.00	500.00	-50.00%
Legal Fees		3,600.00	1,500.00	4,000.00	3,000.00	3,000.00	0.00%
Licenses/Fees/Permits		0.00	75.00	150.00	150.00	150.00	0.00%
Management Fee - Base		21,000.00	21,000.00	20,500.00	20,750.00	21,268.00	2.50%
Management Services - Extra		600.00	600.00	0.00	0.00	0.00	0.00%
Operating Contingency		2,100.00	15,549.00	0.00	0.00	0.00	0.00%
Reserve Study Fee		1,260.00	750.00	700.00	700.00	700.00	0.00%

Operating Expenses.....	17.40%	46,212.00	59,126.00	45,323.00	45,350.00	44,618.00	-1.61%
Total Ground, Building, Utility, & Operating.....	66.73%	160,728.00	158,388.00	174,028.00	173,950.00	191,218.00	9.93%
		2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	% Change
Reserves.....	33.27%	72,000.00	74,340.00	80,287.00	86,710.00	93,647.00	8.00%
		2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	% Change
Calculated Expenses Plus Reserves.....	100.00%	232,728.00	232,728.00	254,315.00	260,660.00	284,865.00	9.29%
<b>2022 Annual Budget (final).....</b>						<b>284,865.00</b>	

Murray Park Condominiums 2022 Fee Allocations									
Approved: 11/17/2021									
Unit #	% Int.	'19 Dues	20 Dues	21 Dues	'22 Dues	Oper. %	Reser. %	Difference	Address
1	1.4957%	290.08	317.00	325.00	355	238	117	30	14500
2	0.8959%	173.75	190.00	195.00	213	143	70	18	14501
3	1.4957%	290.08	317.00	325.00	355	238	117	30	14502
4	0.8959%	173.75	190.00	195.00	213	143	70	18	14503
5	1.4957%	290.08	317.00	325.00	355	238	117	30	14504
6	1.4957%	290.08	317.00	325.00	355	238	117	30	14505
7	1.4957%	290.08	317.00	325.00	355	238	117	30	14506
8	1.4957%	290.08	317.00	325.00	355	238	117	30	14507
9	1.4957%	290.08	317.00	325.00	355	238	117	30	14508
10	1.0356%	200.84	219.00	225.00	246	165	81	21	14509
11	1.4957%	290.08	317.00	325.00	355	238	117	30	14510
12	1.0356%	200.84	219.00	225.00	246	165	81	21	14511
13	1.4957%	290.08	317.00	325.00	355	238	117	30	14512
14	1.3875%	269.09	294.00	301.00	329	221	108	28	14513
15	1.4957%	290.08	317.00	325.00	355	238	117	30	14514
16	1.3875%	269.09	294.00	301.00	329	221	108	28	14515
17	1.4957%	290.08	317.00	325.00	355	238	117	30	14516
18	1.0356%	200.84	219.00	225.00	246	165	81	21	14517
19	1.4957%	290.08	317.00	325.00	355	238	117	30	14518
20	1.0356%	200.84	219.00	225.00	246	165	81	21	14519
21	1.4957%	290.08	317.00	325.00	355	238	117	30	14520
22	1.0356%	200.84	219.00	225.00	246	165	81	21	14521
23	1.4957%	290.08	317.00	325.00	355	238	117	30	14522
24	1.0356%	200.84	219.00	225.00	246	165	81	21	14523
25	1.4957%	290.08	317.00	325.00	355	238	117	30	14524
26	1.0356%	200.84	219.00	225.00	246	165	81	21	14525
27	1.4957%	290.08	317.00	325.00	355	238	117	30	14526
28	1.0356%	200.84	219.00	225.00	246	165	81	21	14527
29	1.4957%	290.08	317.00	325.00	355	238	117	30	14528
30	1.0356%	200.84	219.00	225.00	246	165	81	21	14529
31	1.4957%	290.08	317.00	325.00	355	238	117	30	14530
32	1.0356%	200.84	219.00	225.00	246	165	81	21	14531
33	1.3875%	269.09	294.00	301.00	329	221	108	28	14610
34	1.0356%	200.84	219.00	225.00	246	165	81	21	14611
35	1.3875%	269.09	294.00	301.00	329	221	108	28	14612
36	1.0356%	200.84	219.00	225.00	246	165	81	21	14613
37	1.3875%	269.09	294.00	301.00	329	221	108	28	14614
38	1.0356%	200.84	219.00	225.00	246	165	81	21	14615
39	1.3875%	269.09	294.00	301.00	329	221	108	28	14616
40	1.0356%	200.84	219.00	225.00	246	165	81	21	14617
4 1	1.3875%	269.09	294.00	301.00	329	221	108	28	14618

42	1.0356%	200.84	219.00	225.00	246	165	81	21	14619
43	1.3875%	269.09	294.00	301.00	329	221	108	28	14620
44	1.0356%	200.84	219.00	225.00	246	165	81	21	14621
45	1.3875%	269.09	294.00	301.00	329	221	108	28	14622
46	1.0356%	200.84	219.00	225.00	246	165	81	21	14623
47	1.3875%	269.09	294.00	301.00	329	221	108	28	14624
48	1.0356%	200.84	219.00	225.00	246	165	81	21	14625

49	1.3875%	269.09	294.00	301.00	329	221	108	28	14626
50	1.0356%	200.84	219.00	225.00	246	165	81	21	14627
51	1.3875%	269.09	294.00	301.00	329	221	108	28	14628
52	1.0356%	200.84	219.00	225.00	246	165	81	21	14629
53	1.3875%	269.09	294.00	301.00	329	221	108	28	14630
54	1.0356%	200.84	219.00	225.00	246	165	81	21	14631
55	1.3875%	269.09	294.00	301.00	329	221	108	28	14632
56	1.0356%	200.84	219.00	225.00	246	165	81	21	14633
57	1.3875%	269.09	294.00	301.00	329	221	108	28	14634
58	1.0356%	200.84	219.00	225.00	246	165	81	21	14635
59	1.3875%	269.09	294.00	301.00	329	221	108	28	14636
60	1.0356%	200.84	219.00	225.00	246	165	81	21	14637
61	1.3875%	269.09	294.00	301.00	329	221	108	28	14638
62	1.0356%	200.84	219.00	225.00	246	165	81	21	14639
63	1.3875%	269.09	294.00	301.00	329	221	108	28	14640
64	1.0356%	200.84	219.00	225.00	246	165	81	21	14641
65	1.0356%	200.84	219.00	225.00	246	165	81	21	14720
66	1.3875%	269.09	294.00	301.00	329	221	108	28	14721
67	1.0356%	200.84	219.00	225.00	246	165	81	21	14722
68	1.3875%	269.09	294.00	301.00	329	221	108	28	14723
69	1.0356%	200.84	219.00	225.00	246	165	81	21	14724
70	1.3875%	269.09	294.00	301.00	329	221	108	28	14725
71	1.0356%	200.84	219.00	225.00	246	165	81	21	14726
72	1.3875%	269.09	294.00	301.00	329	221	108	28	14727
73	1.0356%	200.84	219.00	225.00	246	165	81	21	14728
74	1.3875%	269.09	294.00	301.00	329	221	108	28	14729
75	1.0356%	200.84	219.00	225.00	246	165	81	21	14730
76	1.3875%	269.09	294.00	301.00	329	221	108	28	14731
77	1.0356%	200.84	219.00	225.00	246	165	81	21	14732
78	1.3875%	269.09	294.00	301.00	329	221	108	28	14733
79	1.0356%	200.84	219.00	225.00	246	165	81	21	14734
80	1.3875%	269.09	294.00	301.00	329	221	108	28	14735
	<b>100.00%</b>	<b>19,393.84</b>	<b>21,176.00</b>	<b>21,716.00</b>	<b>23,738.70</b>	<b>15,906</b>	<b>7,816</b>		
					<i>Total</i>	<i>Operatin</i>	<i>Reserves</i>		
						<i>g</i>			
Monthly Budget:					<b>23,739</b>	<b>15,935</b>	<b>7,804</b>		
'22 Annual Budget:					<b>284,865</b>	<b>191,218</b>	<b>93,647</b>		
Avg. Ann. p/door:					<b>3,561</b>	<b>2,390</b>	<b>1,171</b>		

% of budget:					<b>67%</b>	<b>33%</b>		
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