

## Budget - Comparative

**Properties:** 19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402

**Period Range:** Jan 2021 to Dec 2021

**Comparison Period Range:** Jan 2021 to Dec 2021

**Additional Account Types:** Asset, Cash, Liability, Capital

**Accounting Basis:** Cash

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual
<b>Income</b>					
Late Fee/Del Of Notice/Lock Out Fee	825.00	0.00	825.00	0.00%	825.00
NSF Fee Income	50.00	0.00	50.00	0.00%	50.00
Landscape Maint Reimburse	222.90	0.00	222.90	0.00%	222.90
Association Dues	73,613.75	136,781.60	-63,167.85	-46.18%	73,613.75
Other Income	-135.00	0.00	-135.00	0.00%	-135.00
<b>Total Budgeted Operating Income</b>	<b>74,576.65</b>	<b>136,781.60</b>	<b>-62,204.95</b>	<b>-45.48%</b>	<b>74,576.65</b>
<b>Expense</b>					
Management Fees	14,652.50	11,000.00	-3,652.50	-33.20%	14,652.50
Project Administratin	925.00	0.00	-925.00	0.00%	925.00
Site Supplies	1,860.20	0.00	-1,860.20	0.00%	1,860.20
Landscape Maintenance	59,083.00	96,000.00	36,917.00	38.46%	59,083.00
Irrigation Maint/Plumbing	12,629.00	7,000.00	-5,629.00	-80.41%	12,629.00
Water/Sewer	16,262.07	8,000.00	-8,262.07	-103.28%	16,262.07
Legal & Accounting	3,427.12	20,000.00	16,572.88	82.86%	3,427.12
Fees & Permits	50.00	50.00	0.00	0.00%	50.00
Fire/Liability Insurance	3,223.00	3,500.00	277.00	7.91%	3,223.00
Other Operating Expenses	893.22	0.00	-893.22	0.00%	893.22
<b>Total Budgeted Operating Expense</b>	<b>113,005.11</b>	<b>145,550.00</b>	<b>32,544.89</b>	<b>22.36%</b>	<b>113,005.11</b>
Total Budgeted Operating Income	74,576.65	136,781.60	-62,204.95	-45.48%	74,576.65
Total Budgeted Operating Expense	113,005.11	145,550.00	32,544.89	22.36%	113,005.11
<b>NOI - Net Operating Income</b>	<b>-38,428.46</b>	<b>-8,768.40</b>	<b>-29,660.06</b>	<b>-338.26%</b>	<b>-38,428.46</b>
Total Budgeted Income	74,576.65	136,781.60	-62,204.95	-45.48%	74,576.65
Total Budgeted Expense	113,005.11	145,550.00	32,544.89	22.36%	113,005.11

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Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual
<b>Net Income</b>	<b>-38,428.46</b>	<b>-8,768.40</b>	<b>-29,660.06</b>	<b>-338.26%</b>	<b>-38,428.46</b>
<b>Cash</b>					
Metco Operating C T A	8,956.48	0.00	-8,956.48	0.00%	8,956.48
<b>Total Budgeted Cash</b>	<b>8,956.48</b>	<b>0.00</b>	<b>-8,956.48</b>	<b>0.00%</b>	<b>8,956.48</b>
<b>Liability</b>					
Prepaid Rent Liability	7,384.94	0.00	7,384.94	0.00%	7,384.94
<b>Total Budgeted Liability</b>	<b>7,384.94</b>	<b>0.00</b>	<b>7,384.94</b>	<b>0.00%</b>	<b>7,384.94</b>
<b>Capital</b>					
HOA Reserve Contribution	40,000.00	0.00	40,000.00	0.00%	40,000.00
<b>Total Budgeted Capital</b>	<b>40,000.00</b>	<b>0.00</b>	<b>40,000.00</b>	<b>0.00%</b>	<b>40,000.00</b>