

Budget - Comparative

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

Period Range: Jan 2022 to Dec 2022

Comparison Period Range: Jan 2022 to Dec 2022

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual
Income					
Late Fee/Del Of Notice/Lock Out Fee	4,049.90	0.00	4,049.90	0.00%	4,049.90
NSF Fee Income	50.00	0.00	50.00	0.00%	50.00
Association Dues	141,405.68	136,781.60	4,624.08	3.38%	141,405.68
Other Income	550.00	0.00	550.00	0.00%	550.00
Total Budgeted Operating Income	146,055.58	136,781.60	9,273.98	6.78%	146,055.58
Expense					
Management Fees	18,870.00	18,870.00	0.00	0.00%	18,870.00
Project Administratin	450.00	0.00	-450.00	0.00%	450.00
Site Supplies	1,020.00	1,020.00	0.00	0.00%	1,020.00
Maintenance & Repair	86.90	0.00	-86.90	0.00%	86.90
Landscape Maintenance	85,877.00	82,200.00	-3,677.00	-4.47%	85,877.00
Irrigation Maint/Plumbing	35,530.52	15,000.00	-20,530.52	-136.87%	35,530.52
Plumbing/Sewer	1,133.00	0.00	-1,133.00	0.00%	1,133.00
Water/Sewer	19,676.84	24,000.00	4,323.16	18.01%	19,676.84
Legal & Accounting	360.00	1,500.00	1,140.00	76.00%	360.00
Fees & Permits	50.00	50.00	0.00	0.00%	50.00
Fire/Liability Insurance	2,990.00	3,223.00	233.00	7.23%	2,990.00
Other Operating Expenses	774.22	0.00	-774.22	0.00%	774.22
Total Budgeted Operating Expense	166,818.48	145,863.00	-20,955.48	-14.37%	166,818.48
Total Budgeted Operating Income	146,055.58	136,781.60	9,273.98	6.78%	146,055.58
Total Budgeted Operating Expense	166,818.48	145,863.00	-20,955.48	-14.37%	166,818.48
NOI - Net Operating Income	-20,762.90	-9,081.40	-11,681.50	-128.63%	-20,762.90
Total Budgeted Income	146,055.58	136,781.60	9,273.98	6.78%	146,055.58
Total Budgeted Expense	166,818.48	145,863.00	-20,955.48	-14.37%	166,818.48

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Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual
Net Income	-20,762.90	-9,081.40	-11,681.50	-128.63%	-20,762.90
Cash					
Metco Operating C T A	-1,574.58	0.00	1,574.58	0.00%	-1,574.58
Total Budgeted Cash	-1,574.58	0.00	1,574.58	0.00%	-1,574.58
Liability					
Prepaid Rent Liability	291.68	0.00	291.68	0.00%	291.68
Total Budgeted Liability	291.68	0.00	291.68	0.00%	291.68
Capital					
HOA Reserve Contribution	18,896.64	0.00	18,896.64	0.00%	18,896.64
Total Budgeted Capital	18,896.64	0.00	18,896.64	0.00%	18,896.64