

## Budget - Comparative

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

**Period Range:** Jan 2023 to Dec 2023

**Comparison Period Range:** Jan 2023 to Dec 2023

**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     | 5,550.10          | 3,450.00          | 2,100.10           | 60.87%            | 5,550.10          |
| Interest Income                         | 147.82            | 0.00              | 147.82             | 0.00%             | 147.82            |
| NSF Fee Income                          | 100.00            | 0.00              | 100.00             | 0.00%             | 100.00            |
| Legal: Reimbursement                    | 518.00            | 0.00              | 518.00             | 0.00%             | 518.00            |
| Association Dues                        | 144,687.86        | 149,643.52        | -4,955.66          | -3.31%            | 144,687.86        |
| Assoc. Special Assessment               | 29,097.50         | 30,742.72         | -1,645.22          | -5.35%            | 29,097.50         |
| Other Income                            | 200.00            | 0.00              | 200.00             | 0.00%             | 200.00            |
| Uncollected Dues Allowance              | 0.00              | -18,705.44        | 18,705.44          | 100.00%           | 0.00              |
| <b>Total Budgeted Operating Income</b>  | <b>180,301.28</b> | <b>165,130.80</b> | <b>15,170.48</b>   | <b>9.19%</b>      | <b>180,301.28</b> |
| <b>Expense</b>                          |                   |                   |                    |                   |                   |
| Management Fees                         | 21,620.00         | 21,870.00         | 250.00             | 1.14%             | 21,620.00         |
| Project Administratin                   | 350.00            | 0.00              | -350.00            | 0.00%             | 350.00            |
| Site Supplies                           | 2,416.76          | 1,140.00          | -1,276.76          | -112.00%          | 2,416.76          |
| Dues & Subscriptions                    | 892.77            | 0.00              | -892.77            | 0.00%             | 892.77            |
| Maintenance & Repair                    | 2,225.00          | 0.00              | -2,225.00          | 0.00%             | 2,225.00          |
| Landscape Maintenance                   | 101,648.83        | 94,800.00         | -6,848.83          | -7.22%            | 101,648.83        |
| Irrigation Maint/Plumbing               | 12,205.08         | 8,621.00          | -3,584.08          | -41.57%           | 12,205.08         |
| Water/Sewer                             | 22,264.83         | 17,500.00         | -4,764.83          | -27.23%           | 22,264.83         |
| Other Utilities                         | 35.00             | 0.00              | -35.00             | 0.00%             | 35.00             |
| Legal & Accounting                      | 3,614.00          | 360.00            | -3,254.00          | -903.89%          | 3,614.00          |
| Corp Fed & State Tax                    | 173.00            | 0.00              | -173.00            | 0.00%             | 173.00            |
| Fees & Permits                          | 50.00             | 0.00              | -50.00             | 0.00%             | 50.00             |
| Fire/Liability Insurance                | 3,043.00          | 2,990.00          | -53.00             | -1.77%            | 3,043.00          |
| Other Operating Expenses                | 8.13              | 0.00              | -8.13              | 0.00%             | 8.13              |
| <b>Total Budgeted Operating Expense</b> | <b>170,546.40</b> | <b>147,281.00</b> | <b>-23,265.40</b>  | <b>-15.80%</b>    | <b>170,546.40</b> |

## Budget - Comparative

| Account Name                      | Period Actual     | Period Budget     | Period \$ Variance | Period % Variance | Comparison Actual |
|-----------------------------------|-------------------|-------------------|--------------------|-------------------|-------------------|
| Total Budgeted Operating Income   | 180,301.28        | 165,130.80        | 15,170.48          | 9.19%             | 180,301.28        |
| Total Budgeted Operating Expense  | 170,546.40        | 147,281.00        | -23,265.40         | -15.80%           | 170,546.40        |
| <b>NOI - Net Operating Income</b> | <b>9,754.88</b>   | <b>17,849.80</b>  | <b>-8,094.92</b>   | <b>-45.35%</b>    | <b>9,754.88</b>   |
|                                   |                   |                   |                    |                   |                   |
| Total Budgeted Income             | 180,301.28        | 165,130.80        | 15,170.48          | 9.19%             | 180,301.28        |
| Total Budgeted Expense            | 170,546.40        | 147,281.00        | -23,265.40         | -15.80%           | 170,546.40        |
|                                   |                   |                   |                    |                   |                   |
| <b>Net Income</b>                 | <b>9,754.88</b>   | <b>17,849.80</b>  | <b>-8,094.92</b>   | <b>-45.35%</b>    | <b>9,754.88</b>   |
|                                   |                   |                   |                    |                   |                   |
| <b>Cash</b>                       |                   |                   |                    |                   |                   |
| Metco Operating C T A             | -1,293.64         | 0.00              | 1,293.64           | 0.00%             | -1,293.64         |
| <b>Total Budgeted Cash</b>        | <b>-1,293.64</b>  | <b>0.00</b>       | <b>1,293.64</b>    | <b>0.00%</b>      | <b>-1,293.64</b>  |
|                                   |                   |                   |                    |                   |                   |
| <b>Liability</b>                  |                   |                   |                    |                   |                   |
| Prepaid Rent Liability            | -188.10           | 0.00              | -188.10            | 0.00%             | -188.10           |
| <b>Total Budgeted Liability</b>   | <b>-188.10</b>    | <b>0.00</b>       | <b>-188.10</b>     | <b>0.00%</b>      | <b>-188.10</b>    |
|                                   |                   |                   |                    |                   |                   |
| <b>Capital</b>                    |                   |                   |                    |                   |                   |
| HOA Reserve Contribution          | -10,860.42        | -17,849.80        | 6,989.38           | 39.16%            | -10,860.42        |
| <b>Total Budgeted Capital</b>     | <b>-10,860.42</b> | <b>-17,849.80</b> | <b>6,989.38</b>    | <b>39.16%</b>     | <b>-10,860.42</b> |