

Budget Detail

Metco Investment Realty, Inc.

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

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402 - Avalon Village 2024 Approved Budget														
Income														
Late Fee/Del Of Notice/Lock Out Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	0.98
HOA Violation Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.33
NSF Fee Income	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00	0.07
Association Dues	13,164.61	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	157,975.21	103.38
Uncollected Dues Allowance	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-7,258.32	-4.75
Total Budgeted Income	12,734.76	12,734.75	12,734.75	12,734.75	12,734.74	12,734.74	12,734.74	12,734.74	12,734.73	12,734.73	12,734.73	12,734.73	152,816.89	100.00
Expense														
Management Fees	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	22,963.92	15.03
Site Supplies	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00	0.82
Dues & Subscriptions	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	975.00	0.64
Maintenance & Repair	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00	4.28
Landscape Maintenance	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	80,400.00	52.61
Irrigation Maint/ Plumbing	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00	5.69
Water/Sewer	1,083.34	1,083.34	1,083.34	1,083.34	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	13,000.00	8.51
Legal & Accounting	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.33
Corp Fed & State Tax	14.59	14.59	14.59	14.59	14.58	14.58	14.58	14.58	14.58	14.58	14.58	14.58	175.00	0.11
Fees & Permits	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.16	4.16	4.16	4.16	50.00	0.03

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Fire/Liability Insurance	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.16	254.16	254.16	254.16	3,050.00	2.00
Special Project Expense	1,266.92	1,266.92	1,266.92	1,266.92	1,266.92	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	15,202.97	9.95
Total Budgeted Expense	12,734.77	12,734.77	12,734.77	12,734.77	12,734.75	12,734.74	12,734.74	12,734.74	12,734.71	12,734.71	12,734.71	12,734.71	152,816.89	100.00
Total Budgeted Income	12,734.76	12,734.75	12,734.75	12,734.75	12,734.74	12,734.74	12,734.74	12,734.74	12,734.73	12,734.73	12,734.73	12,734.73	152,816.89	100.00
Total Budgeted Expense	12,734.77	12,734.77	12,734.77	12,734.77	12,734.75	12,734.74	12,734.74	12,734.74	12,734.71	12,734.71	12,734.71	12,734.71	152,816.89	100.00
Net Operating Income	-0.01	-0.02	-0.02	-0.02	-0.01	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.00	0.00