

OASIS VILLA RESORT HOA
 Executive Summary for 2023 Budget
 Operating and Reserve Assessment

2022 Operating Assessment	1,276,981		
Changes			
VI Contribution	(8,460)		
Payroll Related	(292,666)		
Storage Rent	(3,000)		
Legal Fees	5,700		
Insurance/Claims	24,080		
Pool/Jacuzzi	(28,800)		
Repairs and Maintenance	(5,200)		
Landscaping	252,700		
Utilities	48,625		
Misc Expense	(1,165)		
2022 Operating Loss	<u>20,000</u>		
Total Changes	11,814		
2023 Proposed Operating Assessment	1,288,795	1288795	-
2023 Proposed Reseve Assessment	<u>264,000</u>		
2023 Total Assessment	1,552,795		

**Oasis Villa Resort Homeowners Association
2023 Budget Comparison**

	2,023 Budget	2,022 Est Actuals	Variance	%	2,023 Budget	2,022 Budget	Variance	%	2,022 Est Actuals	2,022 Budget	Variance	%
Beginning Retained Earnings	20,000	0	20,000	0%	20,000	0	(20,000)	0%	0	0	0	0%
Assessment Income	1,288,795	1,276,981	11,814	1%	1,288,795	1,276,981	11,813	1%	1,276,981	1,276,981	(0)	(0%)
Interest Income	144	122	22	18%	144	144	0	0%	122	144	(22)	(15%)
Other Income	0	887	(887)	(100%)	0	0	0	0%	887	0	887	0%
Contribution from VI	19,848	11,388	8,460	74%	19,848	11,388	8,460	74%	11,388	11,388	0	0%
Total Operating Income	1,308,787	1,289,378	19,409	2%	1,308,787	1,288,513	20,273	2%	1,289,378	1,288,513	865	0%
Operating Expenses												
PTRE												
Contract svc. Common area	0	131,822	131,822	100%	0	45,500	45,500	100%	131,822	45,500	(86,322)	(190%)
Landscape salaries	0	145,561	145,561	100%	0	201,970	201,970	100%	145,561	201,970	56,409	28%
Landscape payroll taxes	0	12,147	12,147	100%	0	24,098	24,098	100%	12,147	24,098	11,951	50%
Workman's comp insurance	300	11,594	11,294	97%	300	24,098	23,798	99%	11,594	24,098	12,504	52%
Total PTRE	300	301,124	300,824	4	300	295,666	295,366	4	301,124	295,666	(5,458)	(1)
General & Administrative												
Management fee	22,200	22,200	0	0%	22,200	22,200	0	0%	22,200	22,200	0	0%
Bank Fee	0	182	182	100%	0	0	0	0%	182	0	(182)	0%
Contract svc accounting	16,900	17,437	537	3%	16,900	18,200	1,300	7%	17,437	18,200	763	4%
Professional fees, accounting	6,400	4,019	(2,381)	(59%)	6,400	6,200	(200)	(3%)	4,019	6,200	2,181	35%
License/Inspection fees	7,800	14,931	7,131	48%	7,800	7,865	65	1%	14,931	7,865	(7,066)	(90%)
Taxes	0	0	0	0%	0	0	0	0%	0	0	0	0%
Miscellaneous	600	641	41	6%	600	600	0	0%	641	600	(41)	(7%)
Bad Debt Expense	0	0	0	0%	0	0	0	0%	0	0	0	0%
Storage rent	0	250	250	100%	0	3,000	3,000	100%	250	3,000	2,750	92%
Legal Expense	13,700	19,399	5,699	29%	13,700	8,000	(5,700)	(71%)	19,399	8,000	(11,399)	(142%)
Contract - security	24,000	24,000	0	0%	24,000	24,000	0	0%	24,000	24,000	0	0%
Insurance - Property & liability	210,000	174,485	(35,515)	(20%)	210,000	181,200	(28,800)	(16%)	174,485	181,200	6,715	4%
Insurance - D & O	2,284	2,976	692	23%	2,284	2,004	(280)	(14%)	2,976	2,004	(972)	(49%)
Insurance Claims	0	0	0	0%	0	5,000	5,000	100%	0	5,000	5,000	100%
Total G & A Expenses	303,884	280,520	(23,364)	(8%)	303,884	278,269	(25,615)	(9%)	280,520	278,269	(2,251)	(1%)
Maintenance/Repairs												
Pest control	2,000	1,914	(86)	(4%)	2,000	2,000	0	0%	1,914	2,000	86	4%
Supplies -Pool & spa	4,800	19,536	14,736	75%	4,800	32,400	27,600	85%	19,536	32,400	12,864	40%
Contract - pool /jacuzzi	90,000	98,154	8,154	8%	90,000	82,800	(7,200)	(9%)	98,154	82,800	(15,354)	(19%)
Contract - fire extinguisher	1,000	987	(13)	(1%)	1,000	1,000	0	0%	987	1,000	13	1%
Repair/maint - Driveways, roads	1,200	200	(1,000)	(500%)	1,200	5,600	4,400	79%	200	5,600	5,400	96%
Repair/maint - Buildings/Gate	1,200	1,002	(198)	(20%)	1,200	2,000	800	40%	1,002	2,000	998	50%
Repair/maint - Pipes, sprinklers	10,200	28,150	17,950	64%	10,200	10,200	0	0%	28,150	10,200	(17,950)	(176%)
Repair/maint - Pool, spa	12,000	9,893	(2,107)	(21%)	12,000	20,400	8,400	41%	9,893	20,400	10,507	52%
Supplies - Ext lights	3,000	6,446	3,446	53%	3,000	3,000	0	0%	6,446	3,000	(3,446)	(115%)
Supplies - Tennis/basketball	1,020	712	(308)	(43%)	1,020	1,020	0	0%	712	1,020	308	30%
Contract svc - Landscaping	336,000	43,150	(292,850)	(679%)	336,000	58,200	(277,800)	(477%)	43,150	58,200	15,050	26%
Supplies - Landscapes	4,800	14,519	9,719	67%	4,800	29,900	25,100	84%	14,519	29,900	15,381	51%
Total Maintenance/Repairs	467,220	224,663	(242,557)	(108%)	467,220	248,520	(218,700)	(88%)	224,663	248,520	23,857	10%

**Oasis Villa Resort Homeowners Association
2023 Budget Comparison**

	2023				2022				2022				2022			
	Budget	Est Actuals	Variance	%	Budget	Budget	Variance	%	Est Actuals	Budget	Variance	%	Budget	Budget	Variance	%
Utilities																
Cable	62,400	63,463	1,063	2%	62,400	62,400	0	0%	63,463	62,400	(1,063)	(2%)	62,400	62,400	0	0%
Electricity	127,901	120,043	(7,858)	(7%)	127,901	108,000	(19,901)	(18%)	120,043	108,000	(12,043)	(11%)	108,000	108,000	0	0%
Garbage	57,600	61,426	3,826	6%	57,600	54,000	(3,600)	(7%)	61,426	54,000	(7,426)	(14%)	54,000	54,000	0	0%
Gas	137,836	127,751	(10,085)	(8%)	137,836	111,590	(26,246)	(24%)	127,751	111,590	(16,161)	(14%)	111,590	111,590	0	0%
Gas Adjustment	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Sewer/water	131,646	129,700	(1,945)	(1%)	131,646	130,068	(1,577)	(1%)	129,700	130,068	368	0%	130,068	130,068	0	0%
Total Utilities	517,383	502,383	(14,999)	(3%)	517,383	466,058	(51,325)	(11%)	502,383	466,058	(36,325)	(8%)	466,058	466,058	0	0%
Total Operating Expense	1,288,787	1,308,690	19,904	2%	1,288,787	1,288,513	(273)	(0%)	1,308,690	1,288,513	(20,177)	(2%)	1,288,513	1,288,513	0	0%
Net Operating Surplus/(Loss)	0	(19,312)	39,312	(204%)	0	0	20,000	0%	(19,312)	0	(19,312)	0%	0	0	0	0%
Operating Fund Surplus (Deficit)	40,000	(19,312)	(59,312)	307%	40,000	0	(40,000)	0%	(19,312)	0	19,312	0%	0	0	0	0%
Reserve Fund Surplus/(Deficit)	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Reserve Income Sources																
Reserve Contribution	264,000	232,800	31,200	13%	264,000	232,800	31,200	13%	232,800	232,800	0	0%	232,800	232,800	0	0%
Special Assessment	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Total Reserve Income	264,000	232,800	31,200	13%	264,000	232,800	31,200	13%	232,800	232,800	0	0%	232,800	232,800	0	0%
Reserve Expenses																
Reserve Study	1,800	1,800	0	0%	1,800	1,800	0	0%	1,800	1,800	0	0%	1,800	1,800	0	0%
Access System	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Asphalt & Concrete	49,000	1,125	(47,875)	(4256%)	49,000	11,000	(38,000)	(345%)	1,125	11,000	9,875	90%	11,000	11,000	0	0%
Domestic Water	35,000	2,745	(32,255)	(1175%)	35,000	15,000	(20,000)	(133%)	2,745	15,000	12,255	82%	15,000	15,000	0	0%
Electrical/Lights	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Fences /Gates/Walls	70,000	30,911	(39,089)	(126%)	70,000	100,000	30,000	30%	30,911	100,000	69,089	69%	100,000	100,000	0	0%
Grounds Equipment	0	2,749	2,749	100%	0	25,500	25,500	100%	2,749	25,500	22,751	89%	25,500	25,500	0	0%
Landscape & Irrigation	39,500	26,695	(12,805)	(48%)	39,500	36,000	(3,500)	(10%)	26,695	36,000	9,305	26%	36,000	36,000	0	0%
Tree Removal	0	973	973	100%	0	0	0	0%	973	0	(973)	0%	0	0	0	0%
Paint	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Paint,Fencong Perimeter	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Pool & Spa	90,600	67,990	(22,610)	(33%)	90,600	218,900	128,300	59%	67,990	218,900	150,910	69%	218,900	218,900	0	0%
Pool Heaters	0	10,816	10,816	100%	0	0	0	0%	10,816	0	(10,816)	0%	0	0	0	0%
Pool, Spa Filters/Pump	0	36,205	36,205	100%	0	0	0	0%	36,205	0	(36,205)	0%	0	0	0	0%
Pool Furniture	18,000	17,149	(851)	(5%)	18,000	17,500	(500)	(3%)	17,149	17,500	351	2%	17,500	17,500	0	0%
Tennis Courts	0	7,066	7,066	100%	0	16,500	16,500	100%	7,066	16,500	9,434	57%	16,500	16,500	0	0%
Water Features	0	0	0	0%	0	0	0	0%	0	0	0	0%	0	0	0	0%
Golf Carts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	0	-	-	-	-	17,500	17,500	100%	-	17,500	17,500	100%	17,500	17,500	0	0%
Total Reserve Expense	303,900	206,224	(97,676)	(47%)	303,900	459,700	155,800	34%	206,224	459,700	253,476	55%	459,700	459,700	0	0%
Reserve Fund Balance	(39,900)	26,576	128,876	485%	(39,900)	(226,900)	(124,600)	55%	26,576	(226,900)	(253,476)	112%	(226,900)	(226,900)	0	0%
Fund Summary																
Total Operating Fund	40,000	(19,312)	59,312	(307%)	40,000	0	(40,000)	0%	(19,312)	0	19,312	0%	0	0	0	0%
Total Reserve Fund	(39,900)	10,681	(50,581)	(474%)	(39,900)	(226,900)	(187,000)	82%	10,681	(226,900)	(237,581)	105%	(226,900)	(226,900)	0	0%
Total Oasis Master Owners Assoc	100	(8,631)	8,731	(101%)	100	(226,900)	(227,000)	100%	(8,631)	(226,900)	(218,269)	96%	(226,900)	(226,900)	0	0%