

HOA-Oasis Villa
Balance Sheet
For the Three Months Ending March 31, 2023

ASSETS

Current Assets		
Bank of America	\$22,564.39	
Reserve Account	\$1,111,053.63	
Accounts Receivable, Dues	\$4,792.44	
Due (to) from Reserves	\$55,548.75	
Allowance for Doubtful Accounts	<u>(\$1,154.00)</u>	
Total Current Assets		<u>1,192,805.21</u>
Other Assets		
Prepaid Expenses	<u>\$25,516.11</u>	
Total Other Assets		<u>25,516.11</u>
TOTAL ASSETS		<u><u>1,218,321.32</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$11,203.45	
Prepaid Dues	\$28,082.73	
Due to (from) Reserves	<u>\$55,548.75</u>	
Total Current Liabilities		<u>94,834.93</u>
Total Liabilities		<u>94,834.93</u>
Capital		
Reserves	\$1,180,270.67	
Retained Earnings	(\$2,308.91)	
Net Income	<u>(\$54,475.37)</u>	
Total Capital		<u>1,123,486.39</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,218,321.32</u></u>

HOA-Oasis Villa
Income Statement
For the Three Months Ending March 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$107,399.15	\$107,400.00	\$322,197.45	\$322,200.00	(\$2.55)	\$1,288,795.00
Interest Income	9.48	12.00	27.56	36.00	(8.44)	144.00
Late Charge Income	31.54	0.00	275.58	0.00	275.58	0.00
Contribution from VI	1,654.00	1,654.00	4,962.00	4,962.00	0.00	19,848.00
Total Operating Revenue	109,094.17	109,066.00	327,462.59	327,198.00	264.59	1,308,787.00
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	(28,070.00)	0.00	141.00	0.00	(141.00)	0.00
Workers Comp-Landscaping	526.83	25.00	1,580.49	75.00	(1,505.49)	300.00
Total Payroll & Ins Exp	(27,543.17)	25.00	1,721.49	75.00	(1,646.49)	300.00
General & Administrative						
Management Fee	1,850.00	1,850.00	5,550.00	5,550.00	0.00	22,200.00
Bank Fees	22.80	0.00	103.80	0.00	(103.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	3,600.00	4,200.00	600.00	16,900.00
Professional Fees, Acctg	582.00	2,800.00	1,323.21	2,800.00	1,476.79	6,400.00
License/Inspection Fees	0.00	700.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	263.81	150.00	(113.81)	600.00
Legal Expenses	0.00	700.00	0.00	2,100.00	2,100.00	13,700.00
Contract Security	2,000.00	2,000.00	6,000.00	6,000.00	0.00	24,000.00
Insurance-Prop & Liability	14,363.43	16,500.00	43,090.25	49,500.00	6,409.75	210,000.00
Insurance-Dir & Officers	293.27	171.00	879.81	513.00	(366.81)	2,284.00
Total General & Admin Exp	20,311.50	26,171.00	60,810.88	71,513.00	10,702.12	303,884.00
Repairs & Maintenance						
Contract Pest Control	0.00	167.00	77.00	501.00	424.00	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	1,200.00	(1,856.01)	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	22,500.00	22,500.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,021.01	1,000.00	(21.01)	1,000.00
Repair/Maint-Driveways/Rds	0.00	100.00	0.00	300.00	300.00	1,200.00
Repair/Maint-Buildings	135.00	100.00	135.00	300.00	165.00	1,200.00
Repair/Maint-Pipes/Sprinkler	2,212.24	850.00	16,404.86	2,550.00	(13,854.86)	10,200.00
Repair/Maint-Pool/Spa	0.00	1,000.00	485.00	3,000.00	2,515.00	12,000.00
Supplies-Exterior Lights	475.19	250.00	1,166.74	750.00	(416.74)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	255.00	255.00	1,020.00
Contract Svc.-Landscaping	55,686.38	28,000.00	84,633.00	84,000.00	(633.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	1,200.00	998.19	4,800.00
Total Repairs & Maint Exp	66,008.81	38,852.00	129,680.43	117,556.00	(12,124.43)	467,220.00
Utilities						
Cable	5,957.39	5,200.00	17,596.65	15,600.00	(1,996.65)	62,400.00
Electricity	8,799.33	11,044.00	27,685.53	33,368.00	5,682.47	127,901.00
Garbage	5,328.45	4,800.00	16,402.57	14,400.00	(2,002.57)	57,600.00
Gas	27,570.48	21,138.00	109,461.77	67,119.00	(42,342.77)	137,836.00
Sewer/Water	5,644.51	8,460.03	18,579.69	21,159.71	2,580.02	131,646.00
Total Utilities	53,300.16	50,642.03	189,726.21	151,646.71	(38,079.50)	517,383.00
Total Operating Expenses	112,077.30	115,690.03	381,939.01	340,790.71	(41,148.30)	1,288,787.00
OPERATING SURPLUS (DEFICIT)	(2,983.13)	(6,624.03)	(54,476.42)	(13,592.71)	(40,883.71)	20,000.00

HOA-Oasis Villa
Income Statement
For the Three Months Ending March 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	22,000.35	22,000.00	66,001.05	66,000.00	1.05	264,000.00
W/D from Reserves	9,743.25	0.00	30,139.25	302,100.00	(271,960.75)	302,100.00
Total Reserve Revenue	31,743.60	22,000.00	96,140.30	368,100.00	(271,959.70)	566,100.00
RESERVE EXPENSES						
Contribution to Reserves	22,000.00	22,000.00	66,000.00	66,000.00	0.00	264,000.00
Access System	1,475.00	0.00	1,475.00	0.00	(1,475.00)	0.00
Pool & Spa	0.00	0.00	0.00	90,600.00	90,600.00	90,600.00
Pool Area Fencing and Gates	6,600.00	0.00	10,600.00	0.00	(10,600.00)	0.00
Pool Furniture	0.00	0.00	0.00	18,000.00	18,000.00	18,000.00
Asphalt & Concrete	0.00	0.00	0.00	49,000.00	49,000.00	49,000.00
Landscape & Irrigation	0.00	0.00	0.00	39,500.00	39,500.00	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Beams-Dumpster Areas	0.00	0.00	10,240.00	0.00	(10,240.00)	0.00
Beams-Bus Stop	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Lake Motors	1,668.25	0.00	1,668.25	0.00	(1,668.25)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00
Domestic Water	0.00	0.00	1,250.00	35,000.00	33,750.00	35,000.00
Total Reserve Expenses	31,743.25	22,000.00	96,139.25	368,100.00	271,960.75	566,100.00
RESERVE SURPLUS (DEFICIT)	0.35	0.00	1.05	0.00	1.05	0.00
NET SURPLUS (DEFICIT)	(2,982.78)	(6,624.03)	(54,475.37)	(13,592.71)	(40,882.66)	20,000.00