

HOA-Village at Oasis  
Balance Sheet  
For the Four Months Ending April 30, 2023

**ASSETS**

|                                 |                   |                          |
|---------------------------------|-------------------|--------------------------|
| Current Assets                  |                   |                          |
| Operating Checking B of A       | \$4,907.70        |                          |
| Operating Savings B of A        | \$3,871.93        |                          |
| Reserve Savings B of A          | \$385,347.69      |                          |
| Account Receivable (HOA Fees)   | \$988.24          |                          |
| Allowance for Doubtful Accounts | (\$500.00)        |                          |
| Prepaid Expenses                | \$2,322.33        |                          |
| Due (to) from Reserves          | \$8,703.82        |                          |
| Total Current Assets            | <u>405,641.71</u> | <u>405,641.71</u>        |
| Total Assets                    |                   | <u><u>405,641.71</u></u> |

**LIABILITIES AND EQUITY**

|                            |                   |                          |
|----------------------------|-------------------|--------------------------|
| Current Liabilities        |                   |                          |
| Accounts Payable           | \$3,158.00        |                          |
| Pre-Paid Fees              | \$7,417.34        |                          |
| Due to (from) Reserves     | \$8,703.82        |                          |
| Total Current Liabilities  | <u>19,279.16</u>  | <u>19,279.16</u>         |
| Total Liabilities          |                   | <u>19,279.16</u>         |
| Equity                     |                   |                          |
| Reserves                   | \$389,314.92      |                          |
| Retained Earnings          | (\$109.05)        |                          |
| Net Income                 | (\$2,843.32)      |                          |
| Total Equity               | <u>386,362.55</u> | <u>386,362.55</u>        |
| Total Liabilities & Equity |                   | <u><u>405,641.71</u></u> |

HOA-Village at Oasis  
Income Statement  
For the Four Months Ending April 30, 2023

|                                    | Current<br>Actual | Current<br>Budget | YTD<br>Actual     | YTD<br>Budget     | YTD<br>Variance     | Total<br>Budget   |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------------|
| <b>OPERATING REVENUE</b>           |                   |                   |                   |                   |                     |                   |
| Assessment Income                  | \$1,969.64        | \$1,970.00        | \$7,878.56        | \$7,880.00        | (\$1.44)            | \$23,640.00       |
| Late Charge Income                 | 22.36             | 100.00            | 157.20            | 400.00            | (242.80)            | 1,200.00          |
| Interest Income                    | 3.16              | 10.00             | 12.29             | 40.00             | (27.71)             | 120.00            |
| <b>Total Operating Revenue</b>     | <b>1,995.16</b>   | <b>2,080.00</b>   | <b>8,048.05</b>   | <b>8,320.00</b>   | <b>(271.95)</b>     | <b>24,960.00</b>  |
| <b>OPERATING EXPENSES</b>          |                   |                   |                   |                   |                     |                   |
| Bank Service Charges               | 0.00              | 8.00              | 0.00              | 44.00             | 44.00               | 108.00            |
| Insurance                          | 48.75             | 49.00             | 195.00            | 196.00            | 1.00                | 588.00            |
| Insurance:Workers Comp             | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                | 400.00            |
| Insurance:Property Insurance       | 116.92            | 113.00            | 455.17            | 452.00            | (3.17)              | 1,356.00          |
| Postage And Delivery               | 127.35            | 50.00             | 127.35            | 200.00            | 72.65               | 400.00            |
| Professional Fees:Legal Fees       | 0.00              | 290.00            | 2,258.85          | 1,160.00          | (1,098.85)          | 3,480.00          |
| Office Expenses                    | 0.00              | 0.00              | 23.00             | 0.00              | (23.00)             | 0.00              |
| Pest Control                       | 716.00            | 419.00            | 1,432.00          | 1,676.00          | 244.00              | 5,028.00          |
| Professional Fees:Accounting       | 2,800.00          | 0.00              | 2,800.00          | 0.00              | (2,800.00)          | 2,800.00          |
| VI MANAGEMENT                      | 900.00            | 900.00            | 3,600.00          | 3,600.00          | 0.00                | 10,800.00         |
| <b>Total Operating Expenses</b>    | <b>4,709.02</b>   | <b>1,829.00</b>   | <b>10,891.37</b>  | <b>7,328.00</b>   | <b>(3,563.37)</b>   | <b>24,960.00</b>  |
| <b>OPERATING SURPLUS (DEFICIT)</b> | <b>(2,713.86)</b> | <b>251.00</b>     | <b>(2,843.32)</b> | <b>992.00</b>     | <b>(3,835.32)</b>   | <b>0.00</b>       |
| <b>RESERVE REVENUE</b>             |                   |                   |                   |                   |                     |                   |
| Reserve Assessment Income          | 9,730.94          | 9,731.00          | 38,923.76         | 38,924.00         | (0.24)              | 116,772.00        |
| W/D from Reserves                  | 16,009.59         | 0.00              | 20,249.59         | 225,186.00        | (204,936.41)        | 225,186.00        |
| <b>Total Reserve Revenue</b>       | <b>25,740.53</b>  | <b>9,731.00</b>   | <b>59,173.35</b>  | <b>264,110.00</b> | <b>(204,936.65)</b> | <b>341,958.00</b> |
| <b>RESERVE EXPENSES</b>            |                   |                   |                   |                   |                     |                   |
| Contribution to Reserves           | 9,730.94          | 9,731.00          | 38,923.76         | 38,924.00         | 0.24                | 116,772.00        |
| Roofs                              | 0.00              | 0.00              | 0.00              | 48,046.00         | 48,046.00           | 48,046.00         |
| Roofs-Cleaning                     | 0.00              | 0.00              | 4,240.00          | 3,000.00          | (1,240.00)          | 3,000.00          |
| Decks, Beams, Columns              | 16,009.59         | 0.00              | 16,009.59         | 155,640.00        | 139,630.41          | 155,640.00        |
| Shut-Off Valves                    | 0.00              | 0.00              | 0.00              | 2,500.00          | 2,500.00            | 2,500.00          |
| Tile/Stucco Repairs                | 0.00              | 0.00              | 0.00              | 1,000.00          | 1,000.00            | 1,000.00          |
| Wood Beam Repair                   | 0.00              | 0.00              | 0.00              | 15,000.00         | 15,000.00           | 15,000.00         |
| <b>Total Reserve Expenses</b>      | <b>25,740.53</b>  | <b>9,731.00</b>   | <b>59,173.35</b>  | <b>264,110.00</b> | <b>204,936.65</b>   | <b>341,958.00</b> |
| <b>RESERVE SURPLUS(DEFICIT)</b>    | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>         | <b>0.00</b>       |
| <b>NET SURPLUS(DEFICIT)</b>        | <b>(2,713.86)</b> | <b>251.00</b>     | <b>(2,843.32)</b> | <b>992.00</b>     | <b>(3,835.32)</b>   | <b>0.00</b>       |