

HOA-Village at Oasis  
Balance Sheet  
For the Five Months Ending May 31, 2023

**ASSETS**

Current Assets		
Operating Checking B of A	\$4,893.70	
Operating Savings B of A	\$2,716.27	
Reserve Savings B of A	\$394,054.80	
Account Receivable (HOA Fees)	\$765.74	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$2,170.47	
Due (to) from Reserves	\$9,256.26	
Total Current Assets	<u>413,357.24</u>	<u>413,357.24</u>
Total Assets		<u><u>413,357.24</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Accounts Payable	\$1,005.00	
Pre-Paid Fees	\$6,561.25	
Due to (from) Reserves	\$9,256.26	
Total Current Liabilities	<u>16,822.51</u>	<u>16,822.51</u>
Total Liabilities		<u>16,822.51</u>
Equity		
Reserves	\$398,940.86	
Retained Earnings	(\$109.05)	
Net Income	(\$2,297.08)	
Total Equity	<u>396,534.73</u>	<u>396,534.73</u>
Total Liabilities & Equity		<u><u>413,357.24</u></u>

HOA-Village at Oasis  
Income Statement  
For the Five Months Ending May 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$1,969.64	\$1,970.00	\$9,848.20	\$9,850.00	(\$1.80)	\$23,640.00
Late Charge Income	11.18	100.00	168.38	500.00	(331.62)	1,200.00
Interest Income	3.28	10.00	15.57	50.00	(34.43)	120.00
<b>Total Operating Revenue</b>	<b>1,984.10</b>	<b>2,080.00</b>	<b>10,032.15</b>	<b>10,400.00</b>	<b>(367.85)</b>	<b>24,960.00</b>
<b>OPERATING EXPENSES</b>						
Bank Service Charges	28.00	8.00	28.00	52.00	24.00	108.00
Insurance	44.69	49.00	239.69	245.00	5.31	588.00
Insurance:Workers Comp	0.00	0.00	0.00	0.00	0.00	400.00
Insurance:D&O	107.17	113.00	562.34	565.00	2.66	1,356.00
Postage And Delivery	0.00	0.00	127.35	200.00	72.65	400.00
Professional Fees:Legal Fees	0.00	290.00	2,258.85	1,450.00	(808.85)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	358.00	419.00	1,790.00	2,095.00	305.00	5,028.00
Professional Fees:Accounting	0.00	2,800.00	2,800.00	2,800.00	0.00	2,800.00
VI MANAGEMENT	900.00	900.00	4,500.00	4,500.00	0.00	10,800.00
<b>Total Operating Expenses</b>	<b>1,437.86</b>	<b>4,579.00</b>	<b>12,329.23</b>	<b>11,907.00</b>	<b>(422.23)</b>	<b>24,960.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>546.24</b>	<b>(2,499.00)</b>	<b>(2,297.08)</b>	<b>(1,507.00)</b>	<b>(790.08)</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	48,654.70	48,655.00	(0.30)	116,772.00
W/D from Reserves	105.00	0.00	20,354.59	225,186.00	(204,831.41)	225,186.00
<b>Total Reserve Revenue</b>	<b>9,835.94</b>	<b>9,731.00</b>	<b>69,009.29</b>	<b>273,841.00</b>	<b>(204,831.71)</b>	<b>341,958.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	48,654.70	48,655.00	0.30	116,772.00
Roofs	105.00	0.00	105.00	48,046.00	47,941.00	48,046.00
Roofs-Cleaning	0.00	0.00	4,240.00	3,000.00	(1,240.00)	3,000.00
Decks, Beams, Columns	0.00	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>9,835.94</b>	<b>9,731.00</b>	<b>69,009.29</b>	<b>273,841.00</b>	<b>204,831.71</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>546.24</b>	<b>(2,499.00)</b>	<b>(2,297.08)</b>	<b>(1,507.00)</b>	<b>(790.08)</b>	<b>0.00</b>