

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

ASSETS

Current Assets		
Bank of America	\$34,149.40	
Reserve Account	\$1,134,395.50	
Accounts Receivable, Dues	\$4,604.18	
Due (to) from Reserves	<u>\$33,042.13</u>	
Total Current Assets		<u>1,206,191.21</u>
Other Assets		
Prepaid Expenses	<u>\$30,703.35</u>	
Total Other Assets		<u>30,703.35</u>
TOTAL ASSETS		<u><u>1,236,894.56</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$19,115.42	
Prepaid Dues	\$20,371.80	
Due to (from) Reserves	<u>\$33,042.13</u>	
Total Current Liabilities		<u>72,529.35</u>
Total Liabilities		<u>72,529.35</u>
Capital		
Reserves	\$1,178,936.11	
Retained Earnings	(\$1,154.91)	
Net Income	<u>(\$13,415.99)</u>	
Total Capital		<u>1,164,365.21</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,236,894.56</u></u>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$107,399.15	\$107,400.00	\$536,995.75	\$537,000.00	(\$4.25)	\$1,288,795.00
Interest Income	9.64	12.00	46.42	60.00	(13.58)	144.00
Late Charge Income	31.73	0.00	360.74	0.00	360.74	0.00
Contribution from VI	1,654.00	1,654.00	8,270.00	8,270.00	0.00	19,848.00
Total Operating Revenue	109,094.52	109,066.00	545,672.91	545,330.00	342.91	1,308,787.00
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	0.00	0.00	141.00	0.00	(141.00)	0.00
Workers Comp/Misc	534.91	25.00	2,642.23	125.00	(2,517.23)	300.00
Total Payroll & Ins Exp	534.91	25.00	2,783.23	125.00	(2,658.23)	300.00
General & Administrative						
Management Fee	1,850.00	1,850.00	9,250.00	9,250.00	0.00	22,200.00
Bank Fees	3.00	0.00	109.80	0.00	(109.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	6,000.00	7,000.00	1,000.00	16,900.00
Professional Fees, Acctg	0.00	0.00	4,123.21	4,500.00	376.79	6,400.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	311.81	250.00	(61.81)	600.00
Legal Expenses	0.00	700.00	750.00	3,500.00	2,750.00	13,700.00
Contract Security	2,000.00	2,000.00	10,000.00	10,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	18,000.00	12,574.67	84,000.00	71,425.33	210,000.00
Insurance Claims	0.00	0.00	(3,100.00)	0.00	3,100.00	0.00
Insurance-Property	11,953.59	0.00	59,768.07	0.00	(59,768.07)	0.00
Insurance-Dir & Officers	(611.98)	200.00	572.09	884.00	311.91	2,284.00
Total General & Admin Exp	19,067.25	24,200.00	100,359.65	120,084.00	19,724.35	303,884.00
Repairs & Maintenance						
Contract Pest Control	702.00	167.00	1,635.00	835.00	(800.00)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	2,000.00	(1,056.01)	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	37,500.00	37,500.00	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	500.00	500.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	500.00	365.00	1,200.00
Repair/Maint-Pipes/Sprinkler	985.00	850.00	(2,854.23)	4,250.00	7,104.23	10,200.00
Repair/Maint-Pool/Spa	1,838.61	1,000.00	4,679.44	5,000.00	320.56	12,000.00
Supplies-Exterior Lights	0.00	250.00	1,166.74	1,250.00	83.26	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	425.00	425.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	141,055.00	140,000.00	(1,055.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	2,000.00	1,798.19	4,800.00
Total Repairs & Maint Exp	39,236.61	38,852.00	187,595.78	195,260.00	7,664.22	467,220.00
Utilities						
Cable	5,957.76	5,200.00	29,511.80	26,000.00	(3,511.80)	62,400.00
Electricity	8,295.79	10,067.00	44,530.25	54,255.00	9,724.75	127,901.00
Garbage	4,502.22	4,800.00	25,373.81	24,000.00	(1,373.81)	57,600.00
Gas	8,080.03	9,273.00	132,763.22	90,588.00	(42,175.22)	137,836.00
Sewer/Water	10,411.99	10,926.48	36,172.91	43,160.86	6,987.95	131,646.00
Total Utilities	37,247.79	40,266.48	268,351.99	238,003.86	(30,348.13)	517,383.00
Total Operating Expenses	96,086.56	103,343.48	559,090.65	553,472.86	(5,617.79)	1,288,787.00
OPERATING SURPLUS (DEFICIT)	13,007.96	5,722.52	(13,417.74)	(8,142.86)	(5,274.88)	20,000.00

HOA-Oasis Villa
Income Statement
For the Five Months Ending May 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	110,001.75	110,000.00	1.75	264,000.00
W/D from Reserves	8,330.00	0.00	75,473.81	302,100.00	(226,626.19)	302,100.00
Total Reserve Revenue	30,330.35	22,000.00	185,475.56	412,100.00	(226,624.44)	566,100.00
RESERVE EXPENSES						
Contribution to Reserves	22,000.00	22,000.00	110,000.00	110,000.00	0.00	264,000.00
Access System	0.00	0.00	1,475.00	0.00	(1,475.00)	0.00
Pool & Spa	2,100.00	0.00	2,100.00	90,600.00	88,500.00	90,600.00
Pool Area Fencing and Gates	0.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	0.00	0.00	3,172.16	18,000.00	14,827.84	18,000.00
Pool Heaters	0.00	0.00	260.00	0.00	(260.00)	0.00
Asphalt & Concrete	2,700.00	0.00	9,512.40	49,000.00	39,487.60	49,000.00
Landscape & Irrigation	1,420.00	0.00	2,435.00	39,500.00	37,065.00	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Reserve Study	2,110.00	0.00	2,260.00	0.00	(2,260.00)	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	0.00	0.00	1,938.25	0.00	(1,938.25)	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	22,375.00	35,000.00	12,625.00	35,000.00
Total Reserve Expenses	30,330.00	22,000.00	185,473.81	412,100.00	226,626.19	566,100.00
RESERVE SURPLUS (DEFICIT)	0.35	0.00	1.75	0.00	1.75	0.00
NET SURPLUS (DEFICIT)	13,008.31	5,722.52	(13,415.99)	(8,142.86)	(5,273.13)	20,000.00