

HOA-Oasis Villa
Balance Sheet
For the Six Months Ending June 30, 2023

ASSETS

Current Assets		
Bank of America	\$64,012.77	
Reserve Account	\$950,571.90	
Accounts Receivable, Dues	\$1,928.63	
Accounts Receivable Misc	\$10,963.51	
Due (to) from Reserves	<u>\$240,192.22</u>	
Total Current Assets		<u>1,267,669.03</u>
Other Assets		
Prepaid Expenses	<u>\$234,941.86</u>	
Total Other Assets		<u>234,941.86</u>
TOTAL ASSETS		<u><u>1,502,610.89</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$55,644.41	
Prepaid Dues	\$25,822.29	
Due to (from) Reserves	<u>\$240,192.22</u>	
Total Current Liabilities		<u>321,658.92</u>
Total Liabilities		<u>321,658.92</u>
Capital		
Reserves	\$1,181,324.57	
Retained Earnings	(\$1,154.91)	
Net Income	<u>\$782.31</u>	
Total Capital		<u>1,180,951.97</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,502,610.89</u></u>

HOA-Oasis Villa
Income Statement
For the Six Months Ending June 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$107,399.15	\$107,400.00	\$644,394.90	\$644,400.00	(\$5.10)	\$1,288,795.00
Interest Income	8.01	12.00	54.43	72.00	(17.57)	144.00
Late Charge Income	15.90	0.00	376.64	0.00	376.64	0.00
Contribution from VI	1,654.00	1,654.00	9,924.00	9,924.00	0.00	19,848.00
Total Operating Revenue	109,077.06	109,066.00	654,749.97	654,396.00	353.97	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	260.09	25.00	2,902.32	150.00	(2,752.32)	300.00
Total Payroll & Ins Exp	260.09	25.00	3,043.32	150.00	(2,893.32)	300.00
General & Administrative						
Management Fee	1,850.00	1,850.00	11,100.00	11,100.00	0.00	22,200.00
Bank Fees	3.00	0.00	112.80	0.00	(112.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	7,200.00	8,400.00	1,200.00	16,900.00
Professional Fees, Acctg	0.00	1,900.00	4,123.21	6,400.00	2,276.79	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	300.00	(11.81)	600.00
Legal Expenses	300.00	6,000.00	1,050.00	9,500.00	8,450.00	13,700.00
Contract Security	2,000.00	2,000.00	12,000.00	12,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	18,000.00	15,247.31	102,000.00	86,752.69	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	71,721.66	0.00	(71,721.66)	0.00
Insurance-Dir & Officers	116.92	200.00	689.01	1,084.00	394.99	2,284.00
Total General & Admin Exp	20,096.15	31,400.00	120,455.80	151,484.00	31,028.20	303,884.00
Repairs & Maintenance						
Contract Pest Control	0.00	167.00	1,635.00	1,002.00	(633.00)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	2,400.00	(656.01)	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	45,000.00	45,000.00	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	600.00	600.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	600.00	465.00	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	850.00	(2,854.23)	5,100.00	7,954.23	10,200.00
Repair/Maint-Pool/Spa	0.00	1,000.00	4,679.44	6,000.00	1,320.56	12,000.00
Supplies-Exterior Lights	1,024.22	250.00	2,190.96	1,500.00	(690.96)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	510.00	510.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	169,266.00	168,000.00	(1,266.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	2,400.00	2,198.19	4,800.00
Total Repairs & Maint Exp	36,735.22	38,852.00	224,331.00	234,112.00	9,781.00	467,220.00
Utilities						
Cable	5,957.76	5,200.00	35,469.56	31,200.00	(4,269.56)	62,400.00
Electricity	9,808.37	10,196.00	54,338.62	64,451.00	10,112.38	127,901.00
Garbage	4,502.22	4,800.00	29,876.03	28,800.00	(1,076.03)	57,600.00
Gas	4,508.11	4,187.00	137,271.33	94,775.00	(42,496.33)	137,836.00
Sewer/Water	13,011.19	12,427.66	49,184.10	55,588.52	6,404.42	131,646.00
Total Utilities	37,787.65	36,810.66	306,139.64	274,814.52	(31,325.12)	517,383.00
Total Operating Expenses	94,879.11	107,087.66	653,969.76	660,560.52	6,590.76	1,288,787.00
OPERATING SURPLUS (DEFICIT)	14,197.95	1,978.34	780.21	(6,164.52)	6,944.73	20,000.00

HOA-Oasis Villa
Income Statement
For the Six Months Ending June 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	22,000.35	22,000.00	132,002.10	132,000.00	2.10	264,000.00
W/D from Reserves	19,611.54	0.00	95,085.35	302,100.00	(207,014.65)	302,100.00
Total Reserve Revenue	41,611.89	22,000.00	227,087.45	434,100.00	(207,012.55)	566,100.00
RESERVE EXPENSES						
Contribution to Reserves	22,000.00	22,000.00	132,000.00	132,000.00	0.00	264,000.00
Access System	(50.00)	0.00	1,425.00	0.00	(1,425.00)	0.00
Pool & Spa	6,464.29	0.00	8,564.29	90,600.00	82,035.71	90,600.00
Pool Area Fencing and Gates	0.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	9,079.69	0.00	12,251.85	18,000.00	5,748.15	18,000.00
Pool Heaters	0.00	0.00	260.00	0.00	(260.00)	0.00
Asphalt & Concrete	0.00	0.00	9,512.40	49,000.00	39,487.60	49,000.00
Signage Program	231.56	0.00	231.56	0.00	(231.56)	0.00
Landscape & Irrigation	1,560.00	0.00	3,995.00	39,500.00	35,505.00	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Reserve Study	0.00	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	350.00	0.00	350.00	70,000.00	69,650.00	70,000.00
Domestic Water	1,976.00	0.00	24,351.00	35,000.00	10,649.00	35,000.00
Total Reserve Expenses	41,611.54	22,000.00	227,085.35	434,100.00	207,014.65	566,100.00
RESERVE SURPLUS (DEFICIT)	0.35	0.00	2.10	0.00	2.10	0.00
NET SURPLUS (DEFICIT)	14,198.30	1,978.34	782.31	(6,164.52)	6,946.83	20,000.00