

HOA-Oasis Villa  
Estimated Actual  
For the Seven Months Ending July 31, 2023

	<i>Actual</i>							<i>**Forecast</i>					+ Forecast	Budget Full Year	Budget Variance
	Jan	Feb	Mar	Apr	May	Jun	Jul	**Aug	**Sep	**Oct	**Nov	**Dec			
<b>OPERATING REVENUE</b>															
Assessment Income	107,399	107,399	107,399	107,399	107,399	107,399	107,399	107,400	107,400	107,400	107,400	107,395	1,288,788	1,288,795	(07)
Interest Income	09	09	09	09	10	08	08	12	12	12	12	12	122	144	(22)
Late Charge Income	132	112	32	53	32	16	32	00	00	00	00	00	409	00	409
Contribution from VI	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	1,654	19,848	19,848	00
<b>Total Operating Revenue</b>	<b>109,194</b>	<b>109,174</b>	<b>109,094</b>	<b>109,115</b>	<b>109,095</b>	<b>109,077</b>	<b>109,093</b>	<b>109,066</b>	<b>109,066</b>	<b>109,066</b>	<b>109,066</b>	<b>109,061</b>	<b>1,309,167</b>	<b>1,308,787</b>	<b>380</b>
<b>OPERATING EXPENSES</b>															
Payroll & Insurance															
Contract Svc. Common Area	28,211	00	(28,070)	00	00	00	00	00	00	00	00	00	141	00	(141)
Workers Comp/Misc	527	527	527	527	535	260	260	25	25	25	25	25	3,288	300	(2,988)
<b>Total Payroll &amp; Ins Exp</b>	<b>28,738</b>	<b>527</b>	<b>(27,543)</b>	<b>527</b>	<b>535</b>	<b>260</b>	<b>260</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>3,429</b>	<b>300</b>	<b>(3,129)</b>
General & Administrative															
Management Fee	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,200	22,200	00
Bank Fees	03	78	23	03	03	03	03	00	00	00	00	00	116	00	(116)
Contract Svc. Accounting	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400	16,900	2,500
Professional Fees, Acctg	00	741	582	2,800	00	00	00	00	00	00	00	00	4,123	6,400	2,277
License/Inspection Fees	00	00	00	00	00	00	00	00	7,100	00	00	00	7,100	7,800	700
Miscellaneous	264	00	00	48	00	00	00	50	50	50	50	50	562	600	38
Legal Expenses	00	00	00	750	00	300	00	700	700	700	700	700	4,550	13,700	9,150
Contract Security	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	24,000	00
Insurance-Liability	14,363	14,363	14,363	(33,188)	2,673	2,673	2,673	2,673	2,673	2,673	2,673	2,673	31,285	210,000	178,715
Insurance Claims	00	00	00	(3,100)	00	00	00	00	00	00	00	00	(3,100)	00	3,100
Insurance-Property	00	00	00	47,814	11,954	11,954	11,954	11,954	11,954	11,954	11,954	11,954	143,446	00	(143,446)
Insurance-Dir & Officers	293	293	293	304	(612)	117	117	200	200	200	200	200	1,805	2,284	479
<b>Total General &amp; Admin Exp</b>	<b>19,973</b>	<b>20,525</b>	<b>20,311</b>	<b>20,481</b>	<b>19,068</b>	<b>20,097</b>	<b>19,797</b>	<b>20,627</b>	<b>27,727</b>	<b>20,627</b>	<b>20,627</b>	<b>20,627</b>	<b>250,487</b>	<b>303,884</b>	<b>53,397</b>
Repairs & Maintenance															
Contract Pest Control	77	00	00	856	702	00	1,385	167	167	167	167	163	3,851	2,000	(1,851)
Pool & Jacuzzi Supplies	00	3,056	00	00	00	00	00	00	00	00	00	00	3,056	4,800	1,744
Contract Pool Jacuzzi	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000	90,000	00
Contract Fire Extinguisher	1,021	00	00	00	00	00	00	00	00	00	00	00	1,021	1,000	(21)
Repair/Maint-Driveways/Rds	00	00	00	00	00	00	00	100	100	100	100	100	500	1,200	700
Repair/Maint-Buildings	00	00	135	00	00	00	00	100	100	100	100	100	635	1,200	565
Repair/Maint-Pipes/Sprinkler	12,350	1,843	2,212	(20,244)	985	00	00	850	850	850	850	850	1,396	10,200	8,804
Repair/Maint-Pool/Spa	00	485	00	2,356	1,839	00	00	1,000	1,000	1,000	1,000	1,000	9,680	12,000	2,320
Supplies-Exterior Lights	524	167	475	00	00	1,024	00	250	250	250	250	250	3,440	3,000	(440)
Supplies-Tennis/Basketball	00	00	00	00	00	00	00	85	85	85	85	85	425	1,020	595
Contract Svc.-Landscaping	00	28,947	55,686	28,211	28,211	28,211	28,211	28,211	28,211	28,211	28,211	28,211	338,532	336,000	(2,532)
Landscape Supplies	00	202	00	00	00	00	00	00	00	00	00	00	202	4,800	4,598
<b>Total Repairs &amp; Maint Exp</b>	<b>21,472</b>	<b>42,200</b>	<b>66,008</b>	<b>18,679</b>	<b>39,237</b>	<b>36,735</b>	<b>37,096</b>	<b>38,263</b>	<b>38,263</b>	<b>38,263</b>	<b>38,263</b>	<b>38,259</b>	<b>452,738</b>	<b>467,220</b>	<b>14,482</b>
Utilities															
Cable	5,691	5,949	5,957	5,957	5,958	5,958	11,820	11,820	11,820	11,820	11,820	11,820	106,390	62,400	(43,990)

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	<i>Actual</i>							<i>**Forecast</i>					Budget Full Year	Budget Variance	
	Jan	Feb	Mar	Apr	May	Jun	Jul	**Aug	**Sep	**Oct	**Nov	**Dec			+ Forecast
Electricity	9,937	8,949	8,799	8,549	8,296	9,808	11,519	9,840	10,210	10,808	10,919	10,889	118,523	127,901	9,378
Garbage	5,537	5,537	5,328	4,469	4,502	4,502	5,158	4,800	4,800	4,800	4,800	4,800	59,033	57,600	(1,433)
Gas	35,220	46,671	27,570	15,221	8,080	4,508	13,552	1,976	1,384	3,943	12,062	22,160	192,347	137,836	(54,511)
Sewer/Water	7,006	5,930	5,645	7,181	10,412	13,011	17,450	15,255	14,370	9,737	14,979	8,185	129,161	131,646	2,485
<b>Total Utilities</b>	<b>63,391</b>	<b>73,036</b>	<b>53,299</b>	<b>41,377</b>	<b>37,248</b>	<b>37,787</b>	<b>59,499</b>	<b>43,691</b>	<b>42,584</b>	<b>41,108</b>	<b>54,580</b>	<b>57,854</b>	<b>605,454</b>	<b>517,383</b>	<b>(88,071)</b>
<b>Total Operating Expenses</b>	<b>133,574</b>	<b>136,288</b>	<b>112,075</b>	<b>81,064</b>	<b>96,088</b>	<b>94,879</b>	<b>116,652</b>	<b>102,606</b>	<b>108,599</b>	<b>100,023</b>	<b>113,495</b>	<b>116,765</b>	<b>1,312,108</b>	<b>1,288,787</b>	<b>(23,321)</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>(24,380)</b>	<b>(27,114)</b>	<b>(2,981)</b>	<b>28,051</b>	<b>13,007</b>	<b>14,198</b>	<b>(7,559)</b>	<b>6,460</b>	<b>467</b>	<b>9,043</b>	<b>(4,429)</b>	<b>(7,704)</b>	<b>(2,941)</b>	<b>20,000</b>	<b>(22,941)</b>
<b>RESERVE REVENUE</b>															
Reserve Contribution Income	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	264,000	00
W/D from Reserves	4,712	15,684	9,743	37,005	8,330	19,612	7,322	00	00	00	00	00	95,086	302,100	(207,014)
<b>Total Reserve Revenue</b>	<b>26,712</b>	<b>37,684</b>	<b>31,743</b>	<b>59,005</b>	<b>30,330</b>	<b>41,612</b>	<b>29,322</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>359,086</b>	<b>566,100</b>	<b>(207,014)</b>
<b>RESERVE EXPENSES</b>															
Contribution to Reserves	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	264,000	00
Access System	00	00	1,475	00	00	(50)	543	00	00	00	00	00	1,968	00	(1,968)
Pool & Spa	00	00	00	00	2,100	6,464	1,225	00	00	00	00	00	9,789	90,600	80,811
Pool Area Fencing and Gates	00	4,000	6,600	4,200	00	00	5,334	00	00	00	00	00	20,134	00	(20,134)
Pool Furniture	00	00	00	3,172	00	9,080	00	00	00	00	00	00	12,252	18,000	5,748
Pool Heaters	00	00	00	260	00	00	00	00	00	00	00	00	260	00	(260)
Asphalt & Concrete	00	00	00	6,812	2,700	00	00	00	00	00	00	00	9,512	49,000	39,488
Signage Program	00	00	00	00	00	232	00	00	00	00	00	00	232	00	(232)
Landscape & Irrigation	00	00	00	1,015	1,420	1,560	220	00	00	00	00	00	4,215	39,500	35,285
Electrical	1,066	1,341	00	00	00	00	00	00	00	00	00	00	2,407	00	(2,407)
Reserve Study	00	00	00	150	2,110	00	00	00	00	00	00	00	2,260	00	(2,260)
Beams-Dumpster Areas	3,647	6,594	00	00	00	00	00	00	00	00	00	00	10,241	00	(10,241)
Beams-Bus Stop	00	2,500	00	00	00	00	00	00	00	00	00	00	2,500	00	(2,500)
Lake Motors	00	00	1,668	270	00	00	00	00	00	00	00	00	1,938	00	(1,938)
Fences, Gates, Walls	00	00	00	00	00	350	00	00	00	00	00	00	350	70,000	69,650
Domestic Water	00	1,250	00	21,125	00	1,976	00	00	00	00	00	00	24,351	35,000	10,649
<b>Total Reserve Expenses</b>	<b>26,713</b>	<b>37,685</b>	<b>31,743</b>	<b>59,004</b>	<b>30,330</b>	<b>41,612</b>	<b>29,322</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>366,409</b>	<b>566,100</b>	<b>199,691</b>
<b>RESERVE SURPLUS (DEFICIT)</b>	<b>(01)</b>	<b>(01)</b>	<b>00</b>	<b>01</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>(7,323)</b>	<b>00</b>	<b>(7,323)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(24,381)</b>	<b>(27,115)</b>	<b>(2,981)</b>	<b>28,052</b>	<b>13,007</b>	<b>14,198</b>	<b>(7,559)</b>	<b>6,460</b>	<b>467</b>	<b>9,043</b>	<b>(4,429)</b>	<b>(7,704)</b>	<b>(10,264)</b>	<b>20,000</b>	<b>(30,264)</b>