

HOA-Oasis Villa
Balance Sheet
For the Eight Months Ending August 31, 2023

ASSETS

| | | |
|---------------------------|---------------------|----------------------------|
| Current Assets | | |
| Bank of America | \$42,986.76 | |
| Reserve Account | \$1,024,955.95 | |
| Accounts Receivable, Dues | (\$2,170.87) | |
| Accounts Receivable Misc | (\$9,309.51) | |
| Due (to) from Reserves | <u>\$172,795.62</u> | |
| Total Current Assets | | <u>1,229,257.95</u> |
| Other Assets | | |
| Prepaid Expenses | <u>\$181,699.53</u> | |
| Total Other Assets | | <u>181,699.53</u> |
| TOTAL ASSETS | | <u><u>1,410,957.48</u></u> |

LIABILITIES AND CAPITAL

| | | |
|-------------------------------|---------------------|----------------------------|
| Current Liabilities | | |
| Accounts Payable | \$21,996.41 | |
| Prepaid Dues | \$14,588.77 | |
| Due to (from) Reserves | <u>\$172,795.62</u> | |
| Total Current Liabilities | | <u>209,380.80</u> |
| Total Liabilities | | <u>209,380.80</u> |
| Capital | | |
| Reserves | \$1,200,226.87 | |
| Retained Earnings | (\$1,154.91) | |
| Net Income | <u>\$2,504.72</u> | |
| Total Capital | | <u>1,201,576.68</u> |
| TOTAL LIABILITIES AND CAPITAL | | <u><u>1,410,957.48</u></u> |

HOA-Oasis Villa
Income Statement
For the Eight Months Ending August 31, 2023

| | Current Actual | Current Budget | YTD Actual | YTD Budget | YTD Variance | Total Budget |
|--|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|
| OPERATING REVENUE | | | | | | |
| Assessment Income | \$107,399.15 | \$107,400.00 | \$859,193.20 | \$859,200.00 | (\$6.80) | \$1,288,795.00 |
| Interest Income | 8.28 | 12.00 | 70.85 | 96.00 | (25.15) | 144.00 |
| Late Charge Income | 0.00 | 0.00 | 408.39 | 0.00 | 408.39 | 0.00 |
| Contribution from VI | 1,654.00 | 1,654.00 | 13,232.00 | 13,232.00 | 0.00 | 19,848.00 |
| Total Operating Revenue | 109,061.43 | 109,066.00 | 872,904.44 | 872,528.00 | 376.44 | 1,308,787.00 |
| OPERATING EXPENSES | | | | | | |
| Payroll & Insurance | | | | | | |
| Contract Svc. Common Area | 1,109.20 | 0.00 | 1,250.20 | 0.00 | (1,250.20) | 0.00 |
| Workers Comp/Misc | 260.09 | 25.00 | 3,422.50 | 200.00 | (3,222.50) | 300.00 |
| Total Payroll & Ins Exp | 1,369.29 | 25.00 | 4,672.70 | 200.00 | (4,472.70) | 300.00 |
| General & Administrative | | | | | | |
| Management Fee | 1,850.00 | 1,850.00 | 14,800.00 | 14,800.00 | 0.00 | 22,200.00 |
| Bank Fees | 3.00 | 0.00 | 118.80 | 0.00 | (118.80) | 0.00 |
| Contract Svc. Accounting | 1,200.00 | 1,400.00 | 9,600.00 | 11,200.00 | 1,600.00 | 16,900.00 |
| Professional Fees, Acctg | 0.00 | 0.00 | 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 | 400.00 | 88.19 | 600.00 |
| Legal Expenses | 0.00 | 700.00 | 1,050.00 | 10,900.00 | 9,850.00 | 13,700.00 |
| Contract Security | 2,000.00 | 2,000.00 | 16,000.00 | 16,000.00 | 0.00 | 24,000.00 |
| Insurance-Liability | 2,672.64 | 18,000.00 | 20,592.59 | 138,000.00 | 117,407.41 | 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 | 95,628.84 | 0.00 | (95,628.84) | 0.00 |
| Insurance-Dir & Officers | 116.92 | 200.00 | 922.85 | 1,484.00 | 561.15 | 2,284.00 |
| Total General & Admin Exp | 19,796.15 | 24,200.00 | 160,048.10 | 199,884.00 | 39,835.90 | 303,884.00 |
| Repairs & Maintenance | | | | | | |
| Contract Pest Control | 702.00 | 167.00 | 3,721.75 | 1,336.00 | (2,385.75) | 2,000.00 |
| Pool & Jacuzzi Supplies | 0.00 | 400.00 | 3,056.01 | 3,200.00 | 143.99 | 4,800.00 |
| Contract Pool Jacuzzi | 7,500.00 | 7,500.00 | 60,000.00 | 60,000.00 | 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 | 800.00 | 800.00 | 1,200.00 |
| Repair/Maint-Buildings | 0.00 | 100.00 | 135.00 | 800.00 | 665.00 | 1,200.00 |
| Repair/Maint-Pipes/Sprinkler | 0.00 | 850.00 | (2,854.23) | 6,800.00 | 9,654.23 | 10,200.00 |
| Repair/Maint-Pool/Spa | 0.00 | 1,000.00 | 4,679.44 | 8,000.00 | 3,320.56 | 12,000.00 |
| Supplies-Exterior Lights | 177.53 | 250.00 | 2,368.49 | 2,000.00 | (368.49) | 3,000.00 |
| Supplies-Tennis/Basketball | 0.00 | 85.00 | 0.00 | 680.00 | 680.00 | 1,020.00 |
| Contract Svc.-Landscaping | 28,211.00 | 28,000.00 | 225,688.00 | 224,000.00 | (1,688.00) | 336,000.00 |
| Landscape Supplies | 0.00 | 400.00 | 201.81 | 3,200.00 | 2,998.19 | 4,800.00 |
| Total Repairs & Maint Exp | 36,590.53 | 38,852.00 | 298,017.28 | 311,816.00 | 13,798.72 | 467,220.00 |
| Utilities | | | | | | |
| Cable | 6,584.51 | 5,200.00 | 53,874.55 | 41,600.00 | (12,274.55) | 62,400.00 |
| Electricity | 11,747.41 | 9,840.00 | 77,605.25 | 85,075.00 | 7,469.75 | 127,901.00 |
| Garbage | 6,670.67 | 4,800.00 | 41,704.90 | 38,400.00 | (3,304.90) | 57,600.00 |
| Gas | 1,188.49 | 1,976.00 | 152,011.46 | 98,287.00 | (53,724.46) | 137,836.00 |
| Sewer/Water | 15,833.83 | 15,255.45 | 82,468.28 | 84,373.92 | 1,905.64 | 131,646.00 |
| Total Utilities | 42,024.91 | 37,071.45 | 407,664.44 | 347,735.92 | (59,928.52) | 517,383.00 |
| Total Operating Expenses | 99,780.88 | 100,148.45 | 870,402.52 | 859,635.92 | (10,766.60) | 1,288,787.00 |
| OPERATING SURPLUS (DEFICIT) | 9,280.55 | 8,917.55 | 2,501.92 | 12,892.08 | (10,390.16) | 20,000.00 |

HOA-Oasis Villa
Income Statement
For the Eight Months Ending August 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 | 176,002.80 | 176,000.00 | 2.80 | 264,000.00 |
| W/D from Reserves | 17,775.24 | 0.00 | 120,183.05 | 302,100.00 | (181,916.95) | 302,100.00 |
| Total Reserve Revenue | 39,775.59 | 22,000.00 | 296,185.85 | 478,100.00 | (181,914.15) | 566,100.00 |
| RESERVE EXPENSES | | | | | | |
| Contribution to Reserves | 22,000.00 | 22,000.00 | 176,000.00 | 176,000.00 | 0.00 | 264,000.00 |
| Front Gate | 0.00 | 0.00 | 543.30 | 0.00 | (543.30) | 0.00 |
| Access System | 0.00 | 0.00 | 2,650.00 | 0.00 | (2,650.00) | 0.00 |
| Pool & Spa | 3,291.88 | 0.00 | 17,190.33 | 90,600.00 | 73,409.67 | 90,600.00 |
| Pool Area Fencing and Gates | 0.00 | 0.00 | 14,800.00 | 0.00 | (14,800.00) | 0.00 |
| Pool Furniture | 8,384.23 | 0.00 | 20,636.08 | 18,000.00 | (2,636.08) | 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 | 0.00 | 0.00 | 231.56 | 0.00 | (231.56) | 0.00 |
| Roof Repair | 450.00 | 0.00 | 450.00 | 0.00 | (450.00) | 0.00 |
| Landscape & Irrigation | 3,674.13 | 0.00 | 7,889.13 | 39,500.00 | 31,610.87 | 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 | 0.00 | 0.00 | 350.00 | 70,000.00 | 69,650.00 | 70,000.00 |
| Domestic Water | 1,975.00 | 0.00 | 26,326.00 | 35,000.00 | 8,674.00 | 35,000.00 |
| Total Reserve Expenses | 39,775.24 | 22,000.00 | 296,183.05 | 478,100.00 | 181,916.95 | 566,100.00 |
| RESERVE SURPLUS (DEFICIT) | 0.35 | 0.00 | 2.80 | 0.00 | 2.80 | 0.00 |
| NET SURPLUS (DEFICIT) | 9,280.90 | 8,917.55 | 2,504.72 | 12,892.08 | (10,387.36) | 20,000.00 |