

HOA-Village at Oasis  
Balance Sheet  
For the Nine Months Ending September 30, 2023

**ASSETS**

Current Assets		
Operating Checking B of A	\$5,428.45	
Operating Savings B of A	\$10,452.17	
Reserve Savings B of A	\$378,074.92	
Account Receivable (HOA Fees)	\$203.08	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,876.18	
Due (to) from Reserves	\$27,768.78	
Total Current Assets	<u>423,303.58</u>	<u>423,303.58</u>
Total Assets		<u><u>423,303.58</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Accounts Payable	\$114,469.92	
Pre-Paid Fees	\$4,594.07	
Due to (from) Reserves	\$27,768.78	
Total Current Liabilities	<u>146,832.77</u>	<u>146,832.77</u>
Total Liabilities		<u>146,832.77</u>
Equity		
Reserves	\$282,056.95	
Retained Earnings	(\$109.05)	
Net Income	(\$5,477.09)	
Total Equity	<u>276,470.81</u>	<u>276,470.81</u>
Total Liabilities & Equity		<u><u>423,303.58</u></u>

HOA-Village at Oasis  
Income Statement  
For the Nine Months Ending September 30, 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	\$17,726.76	\$17,730.00	(\$3.24)	\$23,640.00
Late Charge Income	11.18	100.00	213.10	900.00	(686.90)	1,200.00
Interest Income	3.11	10.00	28.65	90.00	(61.35)	120.00
<b>Total Operating Revenue</b>	<b>1,983.93</b>	<b>2,080.00</b>	<b>17,968.51</b>	<b>18,720.00</b>	<b>(751.49)</b>	<b>24,960.00</b>
<b>OPERATING EXPENSES</b>						
Bank Service Charges	14.00	8.00	80.00	84.00	4.00	108.00
Insurance	48.75	49.00	438.75	441.00	2.25	588.00
Insurance:Workers Comp	438.70	0.00	629.80	0.00	(629.80)	400.00
Insurance:D&O	116.92	113.00	1,039.77	1,017.00	(22.77)	1,356.00
Postage And Delivery	109.08	0.00	236.43	200.00	(36.43)	400.00
Professional Fees:Legal Fees	0.00	290.00	2,583.85	2,610.00	26.15	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	2,300.00	419.00	7,514.00	3,771.00	(3,743.00)	5,028.00
Professional Fees:Accounting	0.00	0.00	2,800.00	2,800.00	0.00	2,800.00
VI MANAGEMENT	900.00	900.00	8,100.00	8,100.00	0.00	10,800.00
<b>Total Operating Expenses</b>	<b>3,927.45</b>	<b>1,779.00</b>	<b>23,445.60</b>	<b>19,023.00</b>	<b>(4,422.60)</b>	<b>24,960.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>(1,943.52)</b>	<b>301.00</b>	<b>(5,477.09)</b>	<b>(303.00)</b>	<b>(5,174.09)</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	87,578.46	87,579.00	(0.54)	116,772.00
W/D from Reserves	111,794.92	0.00	176,162.26	225,186.00	(49,023.74)	225,186.00
<b>Total Reserve Revenue</b>	<b>121,525.86</b>	<b>9,731.00</b>	<b>263,740.72</b>	<b>312,765.00</b>	<b>(49,024.28)</b>	<b>341,958.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	87,578.46	87,579.00	0.54	116,772.00
Roofs	424.75	0.00	43,314.75	48,046.00	4,731.25	48,046.00
Roofs-Cleaning	0.00	0.00	4,240.00	3,000.00	(1,240.00)	3,000.00
Decks, Beams, Columns	110,922.62	0.00	126,932.21	155,640.00	28,707.79	155,640.00
Shut-Off Valves	0.00	0.00	467.75	2,500.00	2,032.25	2,500.00
Tile/Stucco Repairs	447.55	0.00	1,207.55	1,000.00	(207.55)	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>121,525.86</b>	<b>9,731.00</b>	<b>263,740.72</b>	<b>312,765.00</b>	<b>49,024.28</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>(1,943.52)</b>	<b>301.00</b>	<b>(5,477.09)</b>	<b>(303.00)</b>	<b>(5,174.09)</b>	<b>0.00</b>