

**Monthly Comparison for 2024 Village at Oasis Homeowners Assessment**

<b>2024 Monthly Assessment</b>			<b>2023 Monthly Assessment</b>			<b>Variance</b>	
<b>Operating Expense</b>	<b>Reserve Contribution</b>	<b>Total Monthly Contribution</b>	<b>Operating Expense</b>	<b>Reserve Contribution</b>	<b>Total Monthly Contribution</b>		
24.02	118.67	142.69	24.02	118.67	142.69	-	0.0%
24.02	118.67	142.69	24.02	118.67	142.69	-	0.0%

**VILLAGE AT OASIS**  
Executive Summary for 2024 Budget  
Operating and Reserve Assessment

2023 Operating Assessment	23,640
<b>Changes</b>	
2023 Anticipated Operating Defiict	1,556
Late Charge Income	600
Legal Fees	1,520
Annual Meeting	1,200
Pest Contol	(5,028)
	<u>152</u>
Total Changes	-
2024 Proposed Operating Assessment	23,640
2024 Proposed Reseve Assessment	<u>116,771</u>
2024 Total Assessment	140,411

**0% Increase**

**Village at the Oasis Owners Association, Inc.**  
**2024 Proposed Budget Comparison**

	2,024 Budget	2,023 Est/Act	Variance	%	2,024 Budget	2,023 Budget	Variance	%	2,023 Est/Act	2,023 Budget	Variance	%
<b>Beginning Retained Earnings</b>	<b>1,556</b>	<b>0%</b>	<b>1,556</b>	<b>0%</b>	<b>1,556</b>	<b>0</b>	<b>(1,556)</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Operating Income Sources:</b>												
Assessment Income	23,640	23,640	0	0%	23,640	23,640	0	0%	23,640	23,640	0	0%
Late Charge Income	600	601	(1)	0%	600	1,200	(600)	(50%)	601	1,200	(599)	(50%)
Interest Income	120	64	56	88%	120	120	0	0%	64	120	(56)	(47%)
<b>Total Operating Income</b>	<b>24,360</b>	<b>24,305</b>	<b>55</b>	<b>0%</b>	<b>24,360</b>	<b>24,960</b>	<b>(600)</b>	<b>(2%)</b>	<b>24,305</b>	<b>24,960</b>	<b>(655)</b>	<b>(3%)</b>
<b>Operating Expenses</b>												
<b>G &amp; A Expenses</b>												
Bad Debt Expense	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Bank Service Fees	124	98	(26)	(27%)	124	108	(16)	(15%)	98	108	10	9%
Insurance, Crime	588	588	0	0%	588	588	0	0%	588	588	0	0%
Insurance, Workers Comp	400	592	192	32%	400	400	0	0%	592	400	(192)	(48%)
Insurance, D & O	1,492	1,376	(116)	(8%)	1,492	1,356	(136)	(10%)	1,376	1,356	(20)	(1%)
Misc		0				0			0	0	0	n/a
Postage/Supplies	400	327	(73)	(22%)	400	400	0	0%	327	400	73	18%
Professional Fees - Acctg	2,800	2,800	0	0%	2,800	2,800	0	0%	2,800	2,800	0	0%
Professional Fees - Legal	5,000	4,359	(641)	(15%)	5,000	3,480	(1,520)	(44%)	4,359	3,480	(879)	(25%)
Annual Meeting												
taxes: State	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Management Fee	10,800	10,800	0	0%	10,800	10,800	0	0%	10,800	10,800	0	0%
<b>Total G &amp; A Expenses</b>	<b>21,604</b>	<b>20,940</b>	<b>(664)</b>	<b>(3%)</b>	<b>21,604</b>	<b>19,932</b>	<b>(1,672)</b>	<b>(8%)</b>	<b>20,940</b>	<b>19,932</b>	<b>(1,008)</b>	<b>(5%)</b>
<b>Maintenance</b>												
Repairs	0	23	23	100%	0	0	0	n/a	23	0	(23)	n/a
Roof Cleans	0	0	0	n/a	0	0	0	n/a	0	0	0	n/a
Pest Control	0	6,890	6,890	100%	0	5,028	5,028	100%	6,890	5,028	(1,862)	(37%)
<b>Total Maintenance</b>	<b>0</b>	<b>6,913</b>	<b>6,913</b>	<b>100%</b>	<b>0</b>	<b>5,028</b>	<b>5,028</b>	<b>100%</b>	<b>6,913</b>	<b>5,028</b>	<b>(1,885)</b>	<b>(37%)</b>
<b>Total Operating Expense</b>	<b>21,604</b>	<b>27,853</b>	<b>6,249</b>	<b>22%</b>	<b>21,604</b>	<b>24,960</b>	<b>3,356</b>	<b>13%</b>	<b>27,853</b>	<b>24,960</b>	<b>(2,893)</b>	<b>(12%)</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>2,756</b>	<b>(3,548)</b>	<b>6,304</b>	<b>(178%)</b>	<b>2,756</b>	<b>0</b>	<b>2,756</b>	<b>0%</b>	<b>(3,548)</b>	<b>0</b>	<b>(3,548)</b>	<b>(100%)</b>

**Village at the Oasis Owners Association, Inc.**  
**2024 Proposed Budget Comparison**

	2,024 Budget	2,023 Est/Act	Variance	%	2,024 Budget	2,023 Budget	Variance	%	2,023 Est/Act	2,023 Budget	Variance	%
<b>Reserve Income Sources</b>												
Reserve Contribution	116,771	116,772	(1)	0%	116,771	116,772	(1)	0%	116,772	116,772	0	0%
Spec Assessment Contribution	0	0	0	0%	0	0	0	0%	0	0	0	0%
W/D from Reserves	0	0	0	0%	0	0	0	0%	0	0	0	0%
<b>Total Reserve Income</b>	<b>116,771</b>	<b>116,772</b>	<b>(1)</b>	<b>0%</b>	<b>116,771</b>	<b>116,772</b>	<b>(1)</b>	<b>0%</b>	<b>116,772</b>	<b>116,772</b>	<b>0</b>	<b>0%</b>
<b>Reserve Expenses</b>												
Roofs Replacement/Maintenance	51,028	153,813	102,785	67%	51,028	48,046	(2,982)	(6%)	153,813	48,046	(105,767)	(220%)
Roof Cleaning	0	4,240	4,240	100%	0	3,000	3,000	100%	4,240	3,000	(1,240)	(41%)
Deck Replacement	15,000	16,010	1,010	6%	15,000	155,640	140,640	90%	16,010	155,640	139,630	90%
Shut-off Valves	2,550	468	(2,082)	(445%)	2,550	2,500	(50)	(2%)	468	2,500	2,032	81%
Tile/Succo/Repairs	1,000	760	(240)	(32%)	1,000	1,000	0	0%	760	1,000	240	24%
Beam Replacement	0	0	0	0%	0	15,000	15,000	100%	0	15,000	15,000	100%
Painting	0	0	0	0%	0	0	0	0%	0	0	0	0%
	0	0	0	0%	0	0	0	0%	0	0	0	0%
<b>Total Reserve Expense</b>	<b>69,578</b>	<b>175,291</b>	<b>105,713</b>	<b>60%</b>	<b>69,578</b>	<b>225,186</b>	<b>155,608</b>	<b>69%</b>	<b>175,291</b>	<b>225,186</b>	<b>49,895</b>	<b>22%</b>
<b>Reserve Fund Balance</b>	<b>47,193</b>	<b>(58,519)</b>	<b>105,712</b>	<b>(181%)</b>	<b>47,193</b>	<b>(108,414)</b>	<b>155,607</b>	<b>(144%)</b>	<b>(58,519)</b>	<b>(108,414)</b>	<b>49,895</b>	<b>(46%)</b>
<b>Fund Summary</b>												
Total Operating Fund	2,756	(3,548)	6,304	(178%)	2,756	0	2,756	0%	(3,548)	0	(3,548)	(100%)
Total Reserve Fund	47,193	(58,519)	105,712	(181%)	47,193	(108,414)	155,607	(144%)	(58,519)	(108,414)	49,895	(46%)
Total Village at Oasis Owners Assn	49,949	(62,067)	112,016	(180%)	49,949	(108,414)	158,363	(146%)	(62,067)	(108,414)	46,347	(43%)