

HOA-Oasis Villa  
Balance Sheet  
For the Ten Months Ending October 31, 2023

**ASSETS**

Current Assets		
Bank of America	\$44,484.80	
Reserve Account	\$582,402.55	
Reserve Savings	\$502,456.85	
Accounts Receivable, Dues	(\$1,237.13)	
Accounts Receivable Misc	(\$9,309.51)	
Due (to) from Reserves	<u>\$152,185.72</u>	
Total Current Assets		<u>1,270,983.28</u>
Other Assets		
Prepaid Expenses	<u>\$151,703.61</u>	
Total Other Assets		<u>151,703.61</u>
TOTAL ASSETS		<u><u>1,422,686.89</u></u>

**LIABILITIES AND CAPITAL**

Current Liabilities		
Accounts Payable	\$23,957.90	
Prepaid Dues	\$9,121.10	
Due to (from) Reserves	<u>\$152,185.72</u>	
Total Current Liabilities		<u>185,264.72</u>
Total Liabilities		<u>185,264.72</u>
Capital		
Reserves	\$1,237,954.97	
Retained Earnings	(\$1,154.91)	
Net Income	<u>(\$2,134.74)</u>	
Total Capital		<u>1,234,665.32</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,419,930.04</u></u>

HOA-Oasis Villa  
Income Statement  
For the Ten Months Ending October 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$107,399.15	\$107,400.00	\$1,073,991.50	\$1,074,000.00	(\$8.50)	\$1,288,795.00
Interest Income	4.94	12.00	82.78	120.00	(37.22)	144.00
Late Charge Income	69.49	0.00	493.73	0.00	493.73	0.00
Contribution from VI	1,654.00	1,654.00	16,540.00	16,540.00	0.00	19,848.00
<b>Total Operating Revenue</b>	<b>109,127.58</b>	<b>109,066.00</b>	<b>1,091,108.01</b>	<b>1,090,660.00</b>	<b>448.01</b>	<b>1,308,787.00</b>
<b>OPERATING EXPENSES</b>						
<b>Payroll &amp; Insurance</b>						
Contract Svc. Common Area	0.00	0.00	1,250.20	0.00	(1,250.20)	0.00
Workers Comp/Misc	260.09	25.00	1,841.68	250.00	(1,591.68)	300.00
<b>Total Payroll &amp; Ins Exp</b>	<b>260.09</b>	<b>25.00</b>	<b>3,091.88</b>	<b>250.00</b>	<b>(2,841.88)</b>	<b>300.00</b>
<b>General &amp; Administrative</b>						
Management Fee	1,850.00	1,850.00	18,500.00	18,500.00	0.00	22,200.00
Bank Fees	3.00	0.00	424.80	0.00	(424.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	12,000.00	14,100.00	2,100.00	16,900.00
Professional Fees, Acctg	1,856.00	0.00	7,835.21	6,400.00	(1,435.21)	6,400.00
License/Inspection Fees	0.00	0.00	7,174.00	7,800.00	626.00	7,800.00
Miscellaneous	0.00	50.00	336.92	500.00	163.08	600.00
On-site Administration	0.00	0.00	1,146.03	0.00	(1,146.03)	0.00
Legal Expenses	0.00	700.00	1,050.00	12,300.00	11,250.00	13,700.00
Contract Security	2,000.00	2,000.00	20,000.00	20,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	18,000.00	25,937.87	174,000.00	148,062.13	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	119,536.02	0.00	(119,536.02)	0.00
Insurance-Dir & Officers	116.92	200.00	1,156.69	1,884.00	727.31	2,284.00
<b>Total General &amp; Admin Exp</b>	<b>21,652.15</b>	<b>24,200.00</b>	<b>211,997.54</b>	<b>255,484.00</b>	<b>43,486.46</b>	<b>303,884.00</b>
<b>Repairs &amp; Maintenance</b>						
Contract Pest Control	1,762.00	167.00	5,483.75	1,670.00	(3,813.75)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	4,000.00	943.99	4,800.00
Contract Pool Jacuzzi	15,000.00	7,500.00	97,500.00	75,000.00	(22,500.00)	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	1,000.00	1,000.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	1,000.00	865.00	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	850.00	5,920.77	8,500.00	2,579.23	10,200.00
Repair/Maint-Pool/Spa	1,229.99	1,000.00	5,909.43	10,000.00	4,090.57	12,000.00
Supplies-Exterior Lights	0.00	250.00	2,368.49	2,500.00	131.51	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	850.00	850.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	282,110.00	280,000.00	(2,110.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	4,000.00	3,798.19	4,800.00
<b>Total Repairs &amp; Maint Exp</b>	<b>46,202.99</b>	<b>38,852.00</b>	<b>403,706.27</b>	<b>389,520.00</b>	<b>(14,186.27)</b>	<b>467,220.00</b>
<b>Utilities</b>						
Cable	5,996.36	5,200.00	60,043.92	52,000.00	(8,043.92)	62,400.00
Electricity	9,091.76	10,808.00	98,337.21	106,093.00	7,755.79	127,901.00
Garbage	6,670.67	4,800.00	55,046.24	48,000.00	(7,046.24)	57,600.00
Gas	3,804.21	3,943.00	157,227.05	103,614.00	(53,613.05)	137,836.00
Sewer/Water	9,059.95	9,736.90	103,796.14	108,481.19	4,685.05	131,646.00
<b>Total Utilities</b>	<b>34,622.95</b>	<b>34,487.90</b>	<b>474,450.56</b>	<b>418,188.19</b>	<b>(56,262.37)</b>	<b>517,383.00</b>
<b>Total Operating Expenses</b>	<b>102,738.18</b>	<b>97,564.90</b>	<b>1,093,246.25</b>	<b>1,063,442.19</b>	<b>(29,804.06)</b>	<b>1,288,787.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>6,389.40</b>	<b>11,501.10</b>	<b>(2,138.24)</b>	<b>27,217.81</b>	<b>(29,356.05)</b>	<b>20,000.00</b>

HOA-Oasis Villa  
Income Statement  
For the Ten Months Ending October 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>RESERVE REVENUE</b>						
Reserve Contribution Income	22,000.35	22,000.00	220,003.50	220,000.00	3.50	264,000.00
W/D from Reserves	6,368.33	0.00	126,454.95	302,100.00	(175,645.05)	302,100.00
<b>Total Reserve Revenue</b>	<b>28,368.68</b>	<b>22,000.00</b>	<b>346,458.45</b>	<b>522,100.00</b>	<b>(175,641.55)</b>	<b>566,100.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	22,000.00	22,000.00	220,000.00	220,000.00	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	2,400.00	0.00	26,172.97	90,600.00	64,427.03	90,600.00
Pool Area Fencing and Gates	0.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	1,330.83	0.00	21,966.91	18,000.00	(3,966.91)	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	0.00	0.00	450.00	0.00	(450.00)	0.00
Landscape & Irrigation	0.00	0.00	8,910.06	39,500.00	30,589.94	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
Beams-Guard Shack	1,087.50	0.00	1,087.50	0.00	(1,087.50)	0.00
Lake Motors	0.00	0.00	1,938.25	0.00	(1,938.25)	0.00
Drainage Remediation	0.00	0.00	1,075.00	0.00	(1,075.00)	0.00
Fences, Gates, Walls	0.00	0.00	350.00	70,000.00	69,650.00	70,000.00
Domestic Water	1,550.00	0.00	19,101.00	35,000.00	15,899.00	35,000.00
<b>Total Reserve Expenses</b>	<b>28,368.33</b>	<b>22,000.00</b>	<b>346,454.95</b>	<b>522,100.00</b>	<b>175,645.05</b>	<b>566,100.00</b>
<b>RESERVE SURPLUS (DEFICIT)</b>	<b>0.35</b>	<b>0.00</b>	<b>3.50</b>	<b>0.00</b>	<b>3.50</b>	<b>0.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>6,389.75</b>	<b>11,501.10</b>	<b>(2,134.74)</b>	<b>27,217.81</b>	<b>(29,352.55)</b>	<b>20,000.00</b>