

HOA-Village at Oasis  
Balance Sheet  
For the Eleven Months Ending November 30, 2023

**ASSETS**

Current Assets		
Operating Checking B of A	\$8,073.45	
Operating Savings B of A	\$6,538.83	
Reserve Savings B of A	\$282,497.22	
Account Receivable (HOA Fees)	\$702.56	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,417.44	
Due (to) from Reserves	\$27,056.76	
Total Current Assets	<u>325,786.26</u>	<u>325,786.26</u>
Total Assets		<u><u>325,786.26</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Pre-Paid Fees	\$3,122.13	
Due to (from) Reserves	\$27,056.76	
Total Current Liabilities	<u>30,178.89</u>	<u>30,178.89</u>
Total Liabilities		<u>30,178.89</u>
Equity		
Reserves	\$299,218.83	
Retained Earnings	(\$109.05)	
Net Income	(\$3,502.41)	
Total Equity	<u>295,607.37</u>	<u>295,607.37</u>
Total Liabilities & Equity		<u><u>325,786.26</u></u>

HOA-Village at Oasis  
Income Statement  
For the Eleven Months Ending November 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	\$21,666.04	\$21,670.00	(\$3.96)	\$23,640.00
Late Charge Income	24.73	100.00	283.74	1,100.00	(816.26)	1,200.00
Interest Income	2.29	10.00	33.35	110.00	(76.65)	120.00
<b>Total Operating Revenue</b>	<b>1,996.66</b>	<b>2,080.00</b>	<b>21,983.13</b>	<b>22,880.00</b>	<b>(896.87)</b>	<b>24,960.00</b>
<b>OPERATING EXPENSES</b>						
Bank Service Charges	14.00	8.00	124.00	100.00	(24.00)	108.00
Insurance	48.75	49.00	536.25	539.00	2.75	588.00
Insurance:Workers Comp	63.70	0.00	757.20	400.00	(357.20)	400.00
Insurance:D&O	116.92	113.00	1,273.61	1,243.00	(30.61)	1,356.00
Postage And Delivery	456.38	150.00	692.81	400.00	(292.81)	400.00
Professional Fees:Legal Fees	0.00	290.00	3,448.67	3,190.00	(258.67)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	358.00	419.00	5,930.00	4,609.00	(1,321.00)	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	9,900.00	9,900.00	0.00	10,800.00
<b>Total Operating Expenses</b>	<b>1,957.75</b>	<b>1,929.00</b>	<b>25,485.54</b>	<b>23,181.00</b>	<b>(2,304.54)</b>	<b>24,960.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>38.91</b>	<b>151.00</b>	<b>(3,502.41)</b>	<b>(301.00)</b>	<b>(3,201.41)</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	107,040.34	107,041.00	(0.66)	116,772.00
W/D from Reserves	0.00	0.00	178,462.26	225,186.00	(46,723.74)	225,186.00
<b>Total Reserve Revenue</b>	<b>9,730.94</b>	<b>9,731.00</b>	<b>285,502.60</b>	<b>332,227.00</b>	<b>(46,724.40)</b>	<b>341,958.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	107,040.34	107,041.00	0.66	116,772.00
Roofs	0.00	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	0.00	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	0.00	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
Pest Control	0.00	0.00	2,300.00	0.00	(2,300.00)	0.00
<b>Total Reserve Expenses</b>	<b>9,730.94</b>	<b>9,731.00</b>	<b>285,502.60</b>	<b>332,227.00</b>	<b>46,724.40</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>38.91</b>	<b>151.00</b>	<b>(3,502.41)</b>	<b>(301.00)</b>	<b>(3,201.41)</b>	<b>0.00</b>