

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

ASSETS

Current Assets		
Operating Checking B of A	\$8,073.45	
Operating Savings B of A	\$3,746.89	
Reserve Savings B of A	\$276,529.64	
Account Receivable (HOA Fees)	\$819.94	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,646.81	
Due (to) from Reserves	\$27,175.43	
Total Current Assets	<u>317,492.16</u>	<u>317,492.16</u>
Total Assets		<u><u>317,492.16</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$358.00	
Pre-Paid Fees	\$4,121.21	
Due to (from) Reserves	\$27,175.43	
Total Current Liabilities	<u>31,654.64</u>	<u>31,654.64</u>
Total Liabilities		<u>31,654.64</u>
Equity		
Reserves	\$289,487.89	
Retained Earnings	(\$109.05)	
Net Income	(\$3,541.32)	
Total Equity	<u>285,837.52</u>	<u>285,837.52</u>
Total Liabilities & Equity		<u><u>317,492.16</u></u>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$19,696.40	\$19,700.00	(\$3.60)	\$23,640.00
Late Charge Income	45.91	100.00	259.01	1,000.00	(740.99)	1,200.00
Interest Income	2.41	10.00	31.06	100.00	(68.94)	120.00
Total Operating Revenue	2,017.96	2,080.00	19,986.47	20,800.00	(813.53)	24,960.00
OPERATING EXPENSES						
Bank Service Charges	30.00	8.00	110.00	92.00	(18.00)	108.00
Insurance	48.75	49.00	487.50	490.00	2.50	588.00
Insurance:Workers Comp	63.70	400.00	693.50	400.00	(293.50)	400.00
Insurance:D&O	116.92	113.00	1,156.69	1,130.00	(26.69)	1,356.00
Postage And Delivery	0.00	50.00	236.43	250.00	13.57	400.00
Professional Fees:Legal Fees	864.82	290.00	3,448.67	2,900.00	(548.67)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	(1,942.00)	419.00	5,572.00	4,190.00	(1,382.00)	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	9,000.00	9,000.00	0.00	10,800.00
Total Operating Expenses	82.19	2,229.00	23,527.79	21,252.00	(2,275.79)	24,960.00
OPERATING SURPLUS (DEFICIT)	1,935.77	(149.00)	(3,541.32)	(452.00)	(3,089.32)	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	97,309.40	97,310.00	(0.60)	116,772.00
W/D from Reserves	2,300.00	0.00	178,462.26	225,186.00	(46,723.74)	225,186.00
Total Reserve Revenue	12,030.94	9,731.00	275,771.66	322,496.00	(46,724.34)	341,958.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	97,309.40	97,310.00	0.60	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	2,300.00	0.00	2,300.00	0.00	(2,300.00)	0.00
Total Reserve Expenses	12,030.94	9,731.00	275,771.66	322,496.00	46,724.34	341,958.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	1,935.77	(149.00)	(3,541.32)	(452.00)	(3,089.32)	0.00