

HOA-Oasis Villa  
Balance Sheet  
For the Twelve Months Ending December 31, 2023

**ASSETS**

|                           |                     |                            |
|---------------------------|---------------------|----------------------------|
| Current Assets            |                     |                            |
| Bank of America           | \$78,781.90         |                            |
| Reserve Account           | \$599,844.10        |                            |
| Reserve Savings           | \$506,450.74        |                            |
| Accounts Receivable, Dues | \$2,396.80          |                            |
| Accounts Receivable Misc  | \$1,605.00          |                            |
| Due (to) from Reserves    | <u>\$172,637.34</u> |                            |
| Total Current Assets      |                     | <u>1,361,715.88</u>        |
| Other Assets              |                     |                            |
| Prepaid Expenses          | <u>\$127,137.62</u> |                            |
| Total Other Assets        |                     | <u>127,137.62</u>          |
| TOTAL ASSETS              |                     | <u><u>1,488,853.50</u></u> |

**LIABILITIES AND CAPITAL**

|                               |                     |                            |
|-------------------------------|---------------------|----------------------------|
| Current Liabilities           |                     |                            |
| Accounts Payable              | \$23,198.75         |                            |
| Prepaid Dues                  | \$13,262.03         |                            |
| Other Payables                | \$300.00            |                            |
| Due to (from) Reserves        | <u>\$172,637.34</u> |                            |
| Total Current Liabilities     |                     | <u>209,398.12</u>          |
| Total Liabilities             |                     | <u>209,398.12</u>          |
| Capital                       |                     |                            |
| Reserves                      | \$1,244,734.04      |                            |
| Retained Earnings             | (\$1,154.91)        |                            |
| Net Income                    | <u>\$35,876.25</u>  |                            |
| Total Capital                 |                     | <u>1,279,455.38</u>        |
| TOTAL LIABILITIES AND CAPITAL |                     | <u><u>1,488,853.50</u></u> |

HOA-Oasis Villa  
Income Statement  
For the Twelve Months Ending December 31, 2023

|  | Current<br>Actual | Current<br>Budget | YTD<br>Actual       | YTD<br>Budget       | YTD<br>Variance    | Total<br>Budget     |
|--|-------------------|-------------------|---------------------|---------------------|--------------------|---------------------|
| <b>OPERATING REVENUE</b>               |                   |                   |                     |                     |                    |                     |
| Assessment Income                      | \$107,399.15      | \$107,395.00      | \$1,288,789.80      | \$1,288,795.00      | (\$5.20)           | \$1,288,795.00      |
| Interest Income                        | 5.04              | 12.00             | 92.59               | 144.00              | (51.41)            | 144.00              |
| Late Charge Income                     | 31.91             | 0.00              | 569.04              | 0.00                | 569.04             | 0.00                |
| Contribution from VI                   | 1,654.00          | 1,654.00          | 19,848.00           | 19,848.00           | 0.00               | 19,848.00           |
| <b>Total Operating Revenue</b>         | <b>109,090.10</b> | <b>109,061.00</b> | <b>1,309,299.43</b> | <b>1,308,787.00</b> | <b>512.43</b>      | <b>1,308,787.00</b> |
| <b>OPERATING EXPENSES</b>              |                   |                   |                     |                     |                    |                     |
| <b>Payroll &amp; Insurance</b>         |                   |                   |                     |                     |                    |                     |
| Contract Svc. Common Area              | (1,109.20)        | 0.00              | 141.00              | 0.00                | (141.00)           | 0.00                |
| Workers Comp/Misc                      | 260.09            | 25.00             | 2,361.86            | 300.00              | (2,061.86)         | 300.00              |
| <b>Total Payroll &amp; Ins Exp</b>     | <b>(849.11)</b>   | <b>25.00</b>      | <b>2,502.86</b>     | <b>300.00</b>       | <b>(2,202.86)</b>  | <b>300.00</b>       |
| <b>General &amp; Administrative</b>    |                   |                   |                     |                     |                    |                     |
| Management Fee                         | 1,850.00          | 1,850.00          | 22,200.00           | 22,200.00           | 0.00               | 22,200.00           |
| Bank Fees                              | 0.00              | 0.00              | 424.80              | 0.00                | (424.80)           | 0.00                |
| Contract Svc. Accounting               | 1,200.00          | 1,400.00          | 14,400.00           | 16,900.00           | 2,500.00           | 16,900.00           |
| Professional Fees, Acctg               | 0.00              | 0.00              | 5,979.21            | 6,400.00            | 420.79             | 6,400.00            |
| License/Inspection Fees                | 1,440.00          | 0.00              | 8,614.00            | 7,800.00            | (814.00)           | 7,800.00            |
| Miscellaneous                          | 187.06            | 50.00             | 523.98              | 600.00              | 76.02              | 600.00              |
| On-site Administration                 | 0.00              | 0.00              | 1,146.03            | 0.00                | (1,146.03)         | 0.00                |
| Legal Expenses                         | 325.00            | 700.00            | 1,525.00            | 13,700.00           | 12,175.00          | 13,700.00           |
| Contract Security                      | 2,000.00          | 2,000.00          | 24,000.00           | 24,000.00           | 0.00               | 24,000.00           |
| Insurance-Liability                    | 2,672.64          | 18,000.00         | 31,283.15           | 210,000.00          | 178,716.85         | 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              | 143,443.20          | 0.00                | (143,443.20)       | 0.00                |
| Insurance-Dir & Officers               | 116.92            | 200.00            | 1,390.53            | 2,284.00            | 893.47             | 2,284.00            |
| <b>Total General &amp; Admin Exp</b>   | <b>21,745.21</b>  | <b>24,200.00</b>  | <b>251,829.90</b>   | <b>303,884.00</b>   | <b>52,054.10</b>   | <b>303,884.00</b>   |
| <b>Repairs &amp; Maintenance</b>       |                   |                   |                     |                     |                    |                     |
| Contract Pest Control                  | 702.00            | 163.00            | 6,887.75            | 2,000.00            | (4,887.75)         | 2,000.00            |
| Pool & Jacuzzi Supplies                | 0.00              | 400.00            | 3,056.01            | 4,800.00            | 1,743.99           | 4,800.00            |
| Contract Pool Jacuzzi                  | (15,000.00)       | 7,500.00          | 90,000.00           | 90,000.00           | 0.00               | 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                | 1,200.00            | 1,200.00           | 1,200.00            |
| Repair/Maint-Buildings                 | 0.00              | 100.00            | 135.00              | 1,200.00            | 1,065.00           | 1,200.00            |
| Repair/Maint-Pipes/Sprinkler           | (1,605.00)        | 850.00            | 5,005.77            | 10,200.00           | 5,194.23           | 10,200.00           |
| Repair/Maint-Pool/Spa                  | 0.00              | 1,000.00          | 5,909.43            | 12,000.00           | 6,090.57           | 12,000.00           |
| Supplies-Exterior Lights               | 0.00              | 250.00            | 3,712.23            | 3,000.00            | (712.23)           | 3,000.00            |
| Supplies-Tennis/Basketball             | 0.00              | 85.00             | 0.00                | 1,020.00            | 1,020.00           | 1,020.00            |
| Contract Svc.-Landscaping              | 28,211.00         | 28,000.00         | 338,532.00          | 336,000.00          | (2,532.00)         | 336,000.00          |
| Landscape Supplies                     | 0.00              | 400.00            | 201.81              | 4,800.00            | 4,598.19           | 4,800.00            |
| <b>Total Repairs &amp; Maint Exp</b>   | <b>12,308.00</b>  | <b>38,848.00</b>  | <b>454,461.01</b>   | <b>467,220.00</b>   | <b>12,758.99</b>   | <b>467,220.00</b>   |
| <b>Utilities</b>                       |                   |                   |                     |                     |                    |                     |
| Cable                                  | 5,957.76          | 5,200.00          | 71,911.17           | 62,400.00           | (9,511.17)         | 62,400.00           |
| Electricity                            | 10,818.53         | 10,889.00         | 119,200.60          | 127,901.00          | 8,700.40           | 127,901.00          |
| Garbage                                | 6,670.67          | 4,800.00          | 68,387.58           | 57,600.00           | (10,787.58)        | 57,600.00           |
| Gas                                    | 9,291.39          | 22,160.00         | 179,107.38          | 137,836.00          | (41,271.38)        | 137,836.00          |
| Sewer/Water                            | 7,947.31          | 8,185.44          | 126,026.88          | 131,646.00          | 5,619.12           | 131,646.00          |
| <b>Total Utilities</b>                 | <b>40,685.66</b>  | <b>51,234.44</b>  | <b>564,633.61</b>   | <b>517,383.00</b>   | <b>(47,250.61)</b> | <b>517,383.00</b>   |
| <b>Total Operating Expenses</b>        | <b>73,889.76</b>  | <b>114,307.44</b> | <b>1,273,427.38</b> | <b>1,288,787.00</b> | <b>15,359.62</b>   | <b>1,288,787.00</b> |
| <b>OPERATING SURPLUS<br/>(DEFICIT)</b> | <b>35,200.34</b>  | <b>(5,246.44)</b> | <b>35,872.05</b>    | <b>20,000.00</b>    | <b>15,872.05</b>   | <b>20,000.00</b>    |

HOA-Oasis Villa  
Income Statement  
For the Twelve Months Ending December 31, 2023

|                                   | Current<br>Actual | Current<br>Budget | YTD<br>Actual     | YTD<br>Budget     | YTD<br>Variance     | Total<br>Budget   |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------------|
| <b>RESERVE REVENUE</b>            |                   |                   |                   |                   |                     |                   |
| Reserve Contribution Income       | 22,000.35         | 22,000.00         | 264,004.20        | 264,000.00        | 4.20                | 264,000.00        |
| Reserve Interest Income           | 1,967.05          | 0.00              | 6,750.74          | 0.00              | 6,750.74            | 0.00              |
| W/D from Reserves                 | 35,017.99         | 0.00              | 170,426.62        | 302,100.00        | (131,673.38)        | 302,100.00        |
| <b>Total Reserve Revenue</b>      | <b>58,985.39</b>  | <b>22,000.00</b>  | <b>441,181.56</b> | <b>566,100.00</b> | <b>(124,918.44)</b> | <b>566,100.00</b> |
| <b>RESERVE EXPENSES</b>           |                   |                   |                   |                   |                     |                   |
| Contribution to Reserves          | 22,000.00         | 22,000.00         | 264,000.00        | 264,000.00        | 0.00                | 264,000.00        |
| Interest Contribution to Reserves | 6,750.74          | 0.00              | 6,750.74          | 0.00              | (6,750.74)          | 0.00              |
| Front Gate                        | 0.00              | 0.00              | 543.30            | 0.00              | (543.30)            | 0.00              |
| Access System                     | 450.00            | 0.00              | 3,400.00          | 0.00              | (3,400.00)          | 0.00              |
| Pool & Spa                        | 1,637.36          | 0.00              | 34,368.36         | 90,600.00         | 56,231.64           | 90,600.00         |
| Pool Area Fencing and Gates       | 0.00              | 0.00              | 14,800.00         | 0.00              | (14,800.00)         | 0.00              |
| Pool Furniture                    | 0.00              | 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              |
| Pool Salt Cells                   | 22,500.00         | 0.00              | 22,500.00         | 0.00              | (22,500.00)         | 0.00              |
| Asphalt & Concrete                | 6,985.00          | 0.00              | 16,497.40         | 49,000.00         | 32,502.60           | 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            | 735.62            | 0.00              | 11,741.33         | 39,500.00         | 27,758.67           | 39,500.00         |
| Electrical                        | 0.00              | 0.00              | 2,406.00          | 0.00              | (2,406.00)          | 0.00              |
| Reserve Study                     | (150.00)          | 0.00              | 2,110.00          | 0.00              | (2,110.00)          | 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                 | 745.63            | 0.00              | 1,833.13          | 0.00              | (1,833.13)          | 0.00              |
| Lake Motors                       | (735.62)          | 0.00              | 1,202.63          | 0.00              | (1,202.63)          | 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                    | 2,850.00          | 0.00              | 21,951.00         | 35,000.00         | 13,049.00           | 35,000.00         |
| <b>Total Reserve Expenses</b>     | <b>63,768.73</b>  | <b>22,000.00</b>  | <b>441,177.36</b> | <b>566,100.00</b> | <b>124,922.64</b>   | <b>566,100.00</b> |
| <b>RESERVE SURPLUS (DEFICIT)</b>  | <b>(4,783.34)</b> | <b>0.00</b>       | <b>4.20</b>       | <b>0.00</b>       | <b>4.20</b>         | <b>0.00</b>       |
| <b>NET SURPLUS (DEFICIT)</b>      | <b>30,417.00</b>  | <b>(5,246.44)</b> | <b>35,876.25</b>  | <b>20,000.00</b>  | <b>15,876.25</b>    | <b>20,000.00</b>  |