

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

ASSETS

Current Assets		
Operating Checking B of A	\$7,190.45	
Operating Savings B of A	\$10,546.98	
Reserve Savings B of A	\$291,281.24	
Accounts Receivable	\$14,874.10	
Account Receivable (HOA Fees)	\$545.36	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,188.07	
Due (to) from Reserves	(\$27,296.36)	
Total Current Assets		<u>297,829.84</u>
Total Assets		<u><u>297,829.84</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$34,338.00	
Accrued Liabilities	\$25,000.00	
Pre-Paid Fees	\$4,030.72	
Due to (from) Reserves	(\$27,296.36)	
Total Current Liabilities		<u>36,072.36</u>
Total Liabilities		<u>36,072.36</u>
Equity		
Reserves	\$266,668.87	
Retained Earnings	(\$109.05)	
Net Income	(\$4,802.34)	
Total Equity		<u>261,757.48</u>
Total Liabilities & Equity		<u><u>297,829.84</u></u>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$23,635.68	\$23,640.00	(\$4.32)	\$23,640.00
Late Charge Income	22.36	100.00	306.10	1,200.00	(893.90)	1,200.00
Interest Income	2.44	10.00	35.79	120.00	(84.21)	120.00
Total Operating Revenue	1,994.44	2,080.00	23,977.57	24,960.00	(982.43)	24,960.00
OPERATING EXPENSES						
Bank Service Charges	(1.00)	8.00	123.00	108.00	(15.00)	108.00
Insurance	48.75	49.00	585.00	588.00	3.00	588.00
Insurance:Workers Comp	63.70	0.00	820.90	400.00	(420.90)	400.00
Insurance:D&O	116.92	113.00	1,390.53	1,356.00	(34.53)	1,356.00
Postage And Delivery	0.00	0.00	692.81	400.00	(292.81)	400.00
Professional Fees:Legal Fees	1,000.00	290.00	4,448.67	3,480.00	(968.67)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	1,166.00	419.00	7,096.00	5,028.00	(2,068.00)	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	10,800.00	10,800.00	0.00	10,800.00
Total Operating Expenses	3,294.37	1,779.00	28,779.91	24,960.00	(3,819.91)	24,960.00
OPERATING SURPLUS (DEFICIT)	(1,299.93)	301.00	(4,802.34)	0.00	(4,802.34)	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	116,771.28	116,772.00	(0.72)	116,772.00
W/D from Reserves	42,280.90	0.00	220,743.16	225,186.00	(4,442.84)	225,186.00
Total Reserve Revenue	52,011.84	9,731.00	337,514.44	341,958.00	(4,443.56)	341,958.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	116,771.28	116,772.00	0.72	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	40,125.90	0.00	167,058.11	155,640.00	(11,418.11)	155,640.00
Shut-Off Valves	1,605.00	0.00	2,072.75	2,500.00	427.25	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
Village at Oasis Reserve Study	550.00	0.00	550.00	0.00	(550.00)	0.00
Total Reserve Expenses	52,011.84	9,731.00	337,514.44	341,958.00	4,443.56	341,958.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(1,299.93)	301.00	(4,802.34)	0.00	(4,802.34)	0.00