

HOA-Oasis Villa
Balance Sheet
For the One Month Ending January 31, 2024

ASSETS

Current Assets		
Bank of America	\$46,800.76	
Reserve Account	\$700,488.28	
Reserve Savings	\$508,662.60	
Accounts Receivable, Dues	\$4,255.19	
Accounts Receivable Misc	\$1,963.00	
Due (to) from Reserves	\$62,798.97	
Total Current Assets		<u>1,324,968.80</u>
Other Assets		
Prepaid Expenses	\$108,549.89	
Total Other Assets		<u>108,549.89</u>
TOTAL ASSETS		<u><u>1,433,518.69</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$39,655.99	
Prepaid Dues	\$37,685.80	
Due to (from) Reserves	\$62,798.97	
Total Current Liabilities		<u>140,140.76</u>
Total Liabilities		<u>140,140.76</u>
Capital		
Reserves	\$1,291,237.43	
Net Income	\$2,140.50	
Total Capital		<u>1,293,377.93</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,433,518.69</u></u>

HOA-Oasis Villa
Income Statement
For the One Month Ending January 31, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,399.62	\$114,400.00	\$114,399.62	\$114,400.00	(\$0.38)	\$1,372,798.00
Interest Income	5.50	12.00	5.50	12.00	(6.50)	144.00
Late Charge Income	48.99	0.00	48.99	0.00	48.99	0.00
Contribution from VI	1,834.00	1,834.00	1,834.00	1,834.00	0.00	22,008.00
Total Operating Revenue	116,288.11	116,246.00	116,288.11	116,246.00	42.11	1,394,950.00
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	50.00	50.00	600.00
Workers Comp/Misc	260.09	0.00	260.09	0.00	(260.09)	0.00
Total Payroll & Ins Exp	260.09	50.00	260.09	50.00	(210.09)	600.00
General & Administrative						
Management Fee	1,850.00	1,850.00	1,850.00	1,850.00	0.00	22,200.00
Contract Svc. Accounting	1,200.00	1,400.00	1,200.00	1,400.00	200.00	16,900.00
Professional Fees, Acctg	0.00	0.00	0.00	0.00	0.00	4,800.00
Annual Meeting	0.00	0.00	0.00	0.00	0.00	1,700.00
License/Inspection Fees	0.00	0.00	0.00	0.00	0.00	7,800.00
Miscellaneous	18.00	50.00	18.00	50.00	32.00	600.00
Legal Expenses	0.00	700.00	0.00	700.00	700.00	13,700.00
Contract Security	2,000.00	2,000.00	2,000.00	2,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	2,673.00	2,672.64	2,673.00	0.36	35,684.20
Insurance-Property	11,953.59	11,954.00	11,953.59	11,954.00	0.41	157,792.80
Insurance-Dir & Officers	116.92	117.00	116.92	117.00	0.08	1,562.00
Total General & Admin Exp	19,811.15	20,744.00	19,811.15	20,744.00	932.85	286,739.00
Repairs & Maintenance						
Contract Pest Control	1,560.00	1,560.00	1,560.00	1,560.00	0.00	18,720.00
Pool & Jacuzzi Supplies	0.00	400.00	0.00	400.00	400.00	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	7,500.00	7,500.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	1,200.00	0.00	1,200.00	1,200.00	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	500.00	0.00	500.00	500.00	6,000.00
Repair/Maint-Pool/Spa	129.48	500.00	129.48	500.00	370.52	6,000.00
Supplies-Exterior Lights	0.00	250.00	0.00	250.00	250.00	3,000.00
Supplies-Tennis/Basketball	1,027.23	85.00	1,027.23	85.00	(942.23)	1,020.00
Contract Svc.-Landscaping	30,025.00	29,339.00	30,025.00	29,339.00	(686.00)	353,068.00
Landscape Supplies	0.00	100.00	0.00	100.00	100.00	1,200.00
Total Repairs & Maint Exp	40,241.71	41,434.00	40,241.71	41,434.00	1,192.29	485,008.00
Utilities						
Cable	6,484.07	6,500.00	6,484.07	6,500.00	15.93	78,000.00
Electricity	10,580.29	13,279.00	10,580.29	13,279.00	2,698.71	138,074.00
Garbage	6,669.68	6,000.00	6,669.68	6,000.00	(669.68)	72,000.00
Gas	23,375.48	46,321.00	23,375.48	46,321.00	22,945.52	191,827.00
Sewer/Water	6,725.23	7,782.00	6,725.23	7,782.00	1,056.77	134,202.00
Total Utilities	53,834.75	79,882.00	53,834.75	79,882.00	26,047.25	614,103.00
Total Operating Expenses	114,147.70	142,110.00	114,147.70	142,110.00	27,962.30	1,386,450.00
OPERATING SURPLUS (DEFICIT)	2,140.41	(25,864.00)	2,140.41	(25,864.00)	28,004.41	8,500.00
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	24,000.09	24,000.00	0.09	288,000.00
Reserve Interest Income	2,211.86	0.00	2,211.86	0.00	2,211.86	0.00

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Income Statement
For the One Month Ending January 31, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
W/D from Reserves	14,787.81	695,400.00	14,787.81	695,400.00	(680,612.19)	697,660.00
Total Reserve Revenue	40,999.76	719,400.00	40,999.76	719,400.00	(678,400.24)	985,660.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	24,000.00	24,000.00	0.00	288,000.00
Interest Contribution to Reserves	2,211.86	0.00	2,211.86	0.00	(2,211.86)	0.00
Access System	(50.00)	0.00	(50.00)	0.00	50.00	0.00
Security Equipment	262.50	0.00	262.50	0.00	(262.50)	0.00
Pool & Spa	0.00	275,650.00	0.00	275,650.00	275,650.00	275,650.00
Pool Area Fencing and Gates	10,765.31	0.00	10,765.31	0.00	(10,765.31)	0.00
Pool Furniture	0.00	40,150.00	0.00	40,150.00	40,150.00	40,150.00
Pool/Pond Filters/Pump	2,400.00	0.00	2,400.00	0.00	(2,400.00)	0.00
Asphalt & Concrete	0.00	20,500.00	0.00	20,500.00	20,500.00	20,500.00
Tennis Courts	0.00	40,000.00	0.00	40,000.00	40,000.00	40,000.00
Landscape & Irrigation	1,410.00	29,100.00	1,410.00	29,100.00	27,690.00	29,100.00
Electrical	0.00	75,000.00	0.00	75,000.00	75,000.00	75,000.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	2,260.00
Paint	0.00	13,000.00	0.00	13,000.00	13,000.00	13,000.00
Fences, Gates, Walls	0.00	175,500.00	0.00	175,500.00	175,500.00	175,500.00
Domestic Water	0.00	26,500.00	0.00	26,500.00	26,500.00	26,500.00
Total Reserve Expenses	40,999.67	719,400.00	40,999.67	719,400.00	678,400.33	985,660.00
RESERVE SURPLUS (DEFICIT)						
	0.09	0.00	0.09	0.00	0.09	0.00
NET SURPLUS (DEFICIT)	2,140.50	(25,864.00)	2,140.50	(25,864.00)	28,004.50	8,500.00