

HOA-Oasis Villa
Balance Sheet
For the Two Months Ending February 29, 2024

ASSETS

Current Assets		
Bank of America	\$48,046.98	
Reserve Account	\$713,774.96	
Reserve Savings	\$510,607.29	
Accounts Receivable, Dues	\$5,086.89	
Due (to) from Reserves	<u>\$72,472.25</u>	
Total Current Assets		<u>1,349,988.37</u>
Other Assets		
Prepaid Expenses	<u>\$93,546.65</u>	
Total Other Assets		<u>93,546.65</u>
TOTAL ASSETS		<u><u>1,443,535.02</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$18,863.08	
Prepaid Dues	\$32,423.21	
Due to (from) Reserves	<u>\$72,472.25</u>	
Total Current Liabilities		<u>123,758.54</u>
Total Liabilities		<u>123,758.54</u>
Capital		
Reserves	\$1,303,226.06	
Net Income	<u>\$16,550.42</u>	
Total Capital		<u>1,319,776.48</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,443,535.02</u></u>

HOA-Oasis Villa
Income Statement
For the Two Months Ending February 29, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,399.62	\$114,400.00	\$228,799.24	\$228,800.00	(\$0.76)	\$1,372,798.00
Interest Income	5.63	12.00	11.13	24.00	(12.87)	144.00
Late Charge Income	45.24	0.00	94.23	0.00	94.23	0.00
Contribution from VI	1,834.00	1,834.00	3,668.00	3,668.00	0.00	22,008.00
Total Operating Revenue	116,284.49	116,246.00	232,572.60	232,492.00	80.60	1,394,950.00
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	100.00	100.00	600.00
Workers Comp/Misc	260.09	0.00	520.18	0.00	(520.18)	0.00
Total Payroll & Ins Exp	260.09	50.00	520.18	100.00	(420.18)	600.00
General & Administrative						
Management Fee	2,200.00	1,850.00	4,050.00	3,700.00	(350.00)	22,200.00
Bank Fees	30.00	0.00	30.00	0.00	(30.00)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	2,400.00	2,800.00	400.00	16,900.00
Professional Fees, Acctg	744.36	0.00	744.36	0.00	(744.36)	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	547.82	50.00	565.82	100.00	(465.82)	600.00
Legal Expenses	325.00	700.00	325.00	1,400.00	1,075.00	13,700.00
Contract Security	2,000.00	2,000.00	4,000.00	4,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	2,673.00	5,345.28	5,346.00	0.72	35,684.20
Insurance-Property	11,953.59	11,954.00	23,907.18	23,908.00	0.82	157,792.80
Insurance-Dir & Officers	116.92	117.00	233.84	234.00	0.16	1,562.00
Total General & Admin Exp	21,790.33	20,744.00	41,601.48	41,488.00	(113.48)	286,739.00
Repairs & Maintenance						
Contract Pest Control	1,560.00	1,560.00	3,120.00	3,120.00	0.00	18,720.00
Pool & Jacuzzi Supplies	0.00	400.00	0.00	800.00	800.00	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	15,000.00	15,000.00	0.00	90,000.00
Contract Fire Extinguisher	1,025.39	0.00	1,025.39	1,200.00	174.61	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Repair/Maint-Pool/Spa	0.00	500.00	129.48	1,000.00	870.52	6,000.00
Supplies-Exterior Lights	595.63	250.00	595.63	500.00	(95.63)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	1,027.23	170.00	(857.23)	1,020.00
Contract Svc.-Landscaping	29,905.00	29,339.00	59,930.00	58,678.00	(1,252.00)	353,068.00
Landscape Supplies	0.00	100.00	0.00	200.00	200.00	1,200.00
Total Repairs & Maint Exp	40,586.02	40,234.00	80,827.73	81,668.00	840.27	485,008.00
Utilities						
Cable	6,510.55	6,500.00	12,994.62	13,000.00	5.38	78,000.00
Electricity	458.00	11,642.00	11,038.29	24,921.00	13,882.71	138,074.00
Garbage	6,669.68	6,000.00	13,339.36	12,000.00	(1,339.36)	72,000.00
Gas	19,629.13	40,561.00	43,004.61	86,882.00	43,877.39	191,827.00
Sewer/Water	5,970.86	8,081.00	12,696.09	15,863.00	3,166.91	134,202.00
Total Utilities	39,238.22	72,784.00	93,072.97	152,666.00	59,593.03	614,103.00
Total Operating Expenses	101,874.66	133,812.00	216,022.36	275,922.00	59,899.64	1,386,450.00
OPERATING SURPLUS (DEFICIT)	14,409.83	(17,566.00)	16,550.24	(43,430.00)	59,980.24	8,500.00
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	48,000.18	48,000.00	0.18	288,000.00

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	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
Reserve Interest Income	1,944.69	0.00	4,156.55	0.00	4,156.55	0.00
W/D from Reserves	13,956.06	0.00	28,743.87	695,400.00	(666,656.13)	697,660.00
Total Reserve Revenue	39,900.84	24,000.00	80,900.60	743,400.00	(662,499.40)	985,660.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	48,000.00	48,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,944.69	0.00	4,156.55	0.00	(4,156.55)	0.00
Access System	378.79	0.00	328.79	0.00	(328.79)	0.00
Security Equipment	0.00	0.00	262.50	0.00	(262.50)	0.00
Pool & Spa	20,007.03	0.00	20,007.03	275,650.00	255,642.97	275,650.00
Pool Area Fencing and Gates	(10,765.31)	0.00	0.00	0.00	0.00	0.00
Pool Furniture	0.00	0.00	0.00	40,150.00	40,150.00	40,150.00
Pool/Pond Filters/Pump	2,400.00	0.00	4,800.00	0.00	(4,800.00)	0.00
Asphalt & Concrete	0.00	0.00	0.00	20,500.00	20,500.00	20,500.00
Signage Program	140.55	0.00	140.55	0.00	(140.55)	0.00
Tennis Courts	0.00	0.00	0.00	40,000.00	40,000.00	40,000.00
Landscape & Irrigation	1,795.00	0.00	3,205.00	29,100.00	25,895.00	29,100.00
Electrical	0.00	0.00	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	0.00	0.00	13,000.00	13,000.00	13,000.00
Fences, Gates, Walls	0.00	0.00	0.00	175,500.00	175,500.00	175,500.00
Domestic Water	0.00	0.00	0.00	26,500.00	26,500.00	26,500.00
Total Reserve Expenses	39,900.75	24,000.00	80,900.42	743,400.00	662,499.58	985,660.00
RESERVE SURPLUS (DEFICIT)	0.09	0.00	0.18	0.00	0.18	0.00
NET SURPLUS (DEFICIT)	14,409.92	(17,566.00)	16,550.42	(43,430.00)	59,980.42	8,500.00