

HOA-Village at Oasis
Balance Sheet
For the Seven Months Ending July 31, 2025

ASSETS

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$18,113.09	
Reserve Savings B of A	\$351,464.54	
Account Receivable (HOA Fees)	\$1,401.90	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$2,373.64	
Due (to) from Reserves	\$25,870.06	
Total Current Assets		<u>403,573.93</u>
Total Assets		<u><u>403,573.93</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Pre-Paid Fees	\$6,646.31	
Due to (from) Reserves	\$25,870.06	
Contract Liabilities	\$266,668.87	
Total Current Liabilities		<u>299,185.24</u>
Total Liabilities		<u>299,185.24</u>
Equity		
Reserves	\$103,486.80	
Retained Earnings	(\$2,925.18)	
Net Income	\$3,827.07	
Total Equity		<u>104,388.69</u>
Total Liabilities & Equity		<u><u>403,573.93</u></u>

HOA-Village at Oasis
Income Statement
For the Seven Months Ending July 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,808.10	\$1,808.00	\$12,656.70	\$12,656.00	\$0.70	\$21,693.00
Late Charge Income	48.51	50.00	140.54	350.00	(209.46)	600.00
Interest Income	2.89	10.00	18.47	70.00	(51.53)	120.00
Total Operating Revenue	1,859.50	1,868.00	12,815.71	13,076.00	(260.29)	22,413.00
OPERATING EXPENSES						
Bank Service Charges	0.00	10.00	(4.20)	74.00	78.20	124.00
Insurance	48.75	49.00	341.25	343.00	1.75	588.00
Insurance:Workers Comp	65.67	66.00	461.15	462.00	0.85	792.00
Insurance:D&O	152.67	258.00	1,281.93	1,704.00	422.07	2,994.00
Annual Meeting	0.00	0.00	1,280.67	1,315.00	34.33	1,315.00
Licenses And Permits	0.00	0.00	35.00	0.00	(35.00)	0.00
Postage And Delivery	0.00	0.00	0.00	200.00	200.00	400.00
Professional Fees:Legal Fees	0.00	200.00	229.50	1,400.00	1,170.50	2,400.00
Office Expenses	0.00	0.00	33.34	0.00	(33.34)	0.00
Professional Fees:Accounting	0.00	0.00	30.00	3,000.00	2,970.00	3,000.00
Other Income	(1,000.00)	0.00	(1,000.00)	0.00	1,000.00	0.00
VI MANAGEMENT	900.00	900.00	6,300.00	6,300.00	0.00	10,800.00
Total Operating Expenses	167.09	1,483.00	8,988.64	14,798.00	5,809.36	22,413.00
OPERATING SURPLUS (DEFICIT)	1,692.41	385.00	3,827.07	(1,722.00)	5,549.07	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	68,116.58	68,117.00	(0.42)	116,772.00
W/D from Reserves	4,129.00	0.00	7,841.50	28,200.00	(20,358.50)	28,200.00
Total Reserve Revenue	13,859.94	9,731.00	75,958.08	96,317.00	(20,358.92)	144,972.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	68,116.58	68,117.00	0.42	116,772.00
Roofs	0.00	0.00	3,712.50	0.00	(3,712.50)	0.00
Roofs-Cleaning	4,129.00	0.00	4,129.00	4,000.00	(129.00)	4,000.00
Shut-Off Valves	0.00	0.00	0.00	2,700.00	2,700.00	2,700.00
Tile/Stucco Repairs	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Wood Beam Repair	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
AC Platforms	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00
Total Reserve Expenses	13,859.94	9,731.00	75,958.08	96,317.00	20,358.92	144,972.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	1,692.41	385.00	3,827.07	(1,722.00)	5,549.07	0.00