

Oasis Resort Homeowners 2026 Maintenance Fees Analysis

	# of Units	2026 Operating Budget	2026 Reserve Budget	Total Annual Contribution	2026 Per Month			Percent Change - (Increase)/Decrease		
					Operating Expense	Reserve Contribution	Total Monthly contribution	Operating	Reserve	Total Assessment
Vacation Internationale	101.6	842,993	189,255	1,032,248	70,249.39	15,771.24	86,020.63	(10.9%)	(18.8%)	(12.3%)
Village/Hotel	82	680,368	152,745	833,113	56,697.34	12,728.76	69,426.10	(10.9%)	(18.8%)	(12.3%)
Misc Revenue (VI contribution)		21,360		21,360	1,780.00	-	1,780.00			
Total Assessment	183.6	1,544,721	342,000	1,886,721	128,726.73	28,500.00	157,226.73			
Interest		144								
Total Revenue		1,544,865			1,544,720.80	342,000.00	1,886,720.80			
							155,446.73			

2026 Per Unit/Month Distribution & Comparison

Increase in Reserve contribuion

	# of Units	2026 Maintenance Fees	2026 Reserve Contribution	Total 2025 Fees	2025 Maintenance Dues	2025 Reserve Contribution	Total 2025 Fees	Variance	Proof	
Vacation Internationale	101.6	691.43	155.23	846.66	623.25	130.72	753.97	(92.69)	(12.3%)	1,032,247.59
Village/Hotel	82	691.43	155.23	846.66	623.25	130.72	753.97	(92.69)	(12.3%)	833,113.21
Misc Revenue (VI contribution)		1,780.00		1,780.00	1,825.00		1825.00	45.00	2.5%	21,360.00
		3,162.86	310.46	3,473.32	3,071.50	261.44	3,332.94	(140.38)		1,886,720.80

**Oasis Villa Resort Homeowners Association
2026 Budget Comparison**

	2,026 Budget	2,025 Est Actuals	Variance	%	2,026 Budget	2,025 Budget	Variance	%	2,025 Est Actuals	2,025 Budget	Variance	%
Surplus from Prior Year	0	0	0	0%	0	0	0	0%	0	0	0	0%
Assessment Income	1,523,361	1,373,149	150,212	11%	1,523,361	1,373,149	150,212	11%	1,373,149	1,373,149	0	0%
Interest Income	144	89	55	62%	144	144	0	0%	89	144	(55)	(38%)
Other Income	0	521	(521)	(100%)	0	0	0	0%	521	0	521	0%
Contribution from VI	21,360	21,900	(540)	(2%)	21,360	21,900	(540)	(2%)	21,900	21,900	0	0%
Total Operating Income	1,544,865	1,395,659	149,206	11%	1,544,865	1,395,193	149,672	11%	1,395,659	1,395,193	466	0%
Operating Expenses												
General & Administrative												
Management fee	22,200	22,200	0	0%	22,200	22,200	0	0%	22,200	22,200	0	0%
Bank Fee	0	90	90	100%	0	0	0	0%	90	0	(90)	0%
Contract Svc Accounting	14,400	14,400	0	0%	14,400	14,400	0	0%	14,400	14,400	0	0%
Professional Fees, Accounting	7,600	2,780	(4,820)	(173%)	7,600	4,800	(2,800)	(58%)	2,780	4,800	2,020	42%
Annual Meeting	2,000	1,543	(457)	(30%)	2,000	1,700	(300)	(18%)	1,543	1,700	157	9%
License/Inspection fees	7,800	7,100	(700)	(10%)	7,800	7,800	0	0%	7,100	7,800	700	9%
Taxes	0	0	0	0%	0	0	0	0%	0	0	0	0%
Miscellaneous	600	200	(400)	(200%)	600	600	0	0%	200	600	400	67%
Bad Debt Expense	0	0	0	0%	0	0	0	0%	0	0	0	0%
Legal Expense	30,000	12,674	(17,326)	(137%)	30,000	13,700	(16,300)	(119%)	12,674	13,700	1,026	7%
Contract - Security	24,000	25,044	1,044	4%	24,000	24,000	0	0%	25,044	24,000	(1,044)	(4%)
Insurance Liability	55,606	54,761	(845)	(1%)	55,606	57,405	1,799	3%	54,761	57,405	2,644	5%
Insurance-Workman's Comp	2,761	2,606	(155)	(6%)	2,761	1,230	(1,531)	(124%)	2,606	1,230	(1,376)	(112%)
Insurance - Property	203,123	191,495	(11,628)	(6%)	203,123	224,400	21,277	9%	191,495	224,400	32,905	15%
Insurance Claims	0	2,500	2,500	>100%	0	0	0	0%	2,500	0	(2,500)	>100%
Insurance - D & O	1,698	2,628	930	35%	1,698	1,562	(136)	(9%)	2,628	1,562	(1,066)	(68%)
Total G & A Expenses	371,788	340,021	(33,422)	(10%)	371,788	373,797	2,009	1%	340,021	373,797	33,776	9%
Maintenance/Repairs												
Pest control	21,540	25,721	4,181	16%	21,540	18,720	(2,820)	(15%)	25,721	18,720	(7,001)	(37%)
Supplies -Pool & spa	2,250	1,335	(915)	(69%)	2,250	2,400	150	6%	1,335	2,400	1,065	44%
Contract - pool /jacuzzi	90,000	89,700	(300)	(0%)	90,000	90,000	0	0%	89,700	90,000	300	0%
Contract - fire extinguisher	1,200	984	(216)	(22%)	1,200	1,200	0	0%	984	1,200	216	18%
Contract - Lighting Inspection	4,800	4,200	(600)	(14%)	4,800	16,800	12,000	71%	4,200	16,800	12,600	75%
Repair/maint - Driveways, roads	0	0	0	0%	0	0	0	0%	0	0	0	0%
Repair/maint - Buildings/Gate	0	0	0	0%	0	0	0	0%	0	0	0	0%
Repair/maint - Pipes, sprinklers	3,000	2,320	(680)	(29%)	3,000	3,000	0	0%	2,320	3,000	680	23%
Repair/maint - Pool, spa	3,000	1,000	(2,000)	(200%)	3,000	3,000	0	0%	1,000	3,000	2,000	67%
Repair/Maint-Misc Labor	4,200	9,839	5,639	57%	4,200	4,200	0	0%	9,839	4,200	(5,639)	(134%)
Supplies - Ext lights	3,000	4,387	1,387	32%	3,000	3,000	0	0%	4,387	3,000	(1,387)	(46%)
Supplies - Tennis/basketball	1,020	414	(606)	(146%)	1,020	1,020	0	0%	414	1,020	606	59%
Contract svc - Landscaping	433,500	389,594	(43,906)	(11%)	433,500	372,393	(61,107)	(16%)	389,594	372,393	(17,201)	(5%)
Supplies - Landscapes	1,200	400	(800)	(200%)	1,200	1,200	0	0%	400	1,200	800	67%
Total Maintenance/Repairs	568,710	529,894	(38,816)	(7%)	568,710	516,933	(51,777)	(10%)	529,894	516,933	(12,961)	(3%)

**Oasis Villa Resort Homeowners Association
2026 Budget Comparison**

	2,026 Budget	2,025 Est Actuals	Variance	%	2,026 Budget	2,025 Budget	Variance	%	2,025 Est Actuals	2,025 Budget	Variance	%
Utilities												
Cable	144,000	79,401	(64,599)	(81%)	144,000	78,000	(66,000)	(85%)	79,401	78,000	(1,401)	(2%)
Electricity	110,795	106,065	(4,730)	(4%)	110,795	122,657	11,862	10%	106,065	122,657	16,592	14%
Garbage	88,800	86,172	(2,628)	(3%)	88,800	84,000	(4,800)	(6%)	86,172	84,000	(2,172)	(3%)
Gas	111,922	109,365	(2,557)	(2%)	111,922	114,549	2,627	2%	109,365	114,549	5,184	5%
Sewer/water	148,850	147,745	(1,105)	(1%)	148,850	148,757	(93)	(0%)	147,745	148,757	1,012	1%
Total Utilities	604,367	528,748	(75,619)	(14%)	604,367	547,963	(56,404)	(10%)	528,748	547,963	19,215	4%
Total Operating Expense	1,544,865	1,398,663	(147,857)	(11%)	1,544,865	1,438,693	(106,172)	(7%)	1,398,663	1,438,693	40,030	3%
Operating Fund Surplus (Deficit)	0	(3,004)	(3,004)	100%	0	(43,500)	(43,500)	100%	(3,004)	(43,500)	40,496	(93%)
Reserve Income Sources												
Reserve Contribution	342,000	288,000	54,000	19%	342,000	288,000	54,000	19%	288,000	288,000	0	0%
Reserve Interest	0	0	0	0%	0	0	0	0%	0	0	0	0%
Special Assessment	0	0	0	0%	0	0	0	0%	0	0	0	0%
Total Reserve Income	342,000	288,000	54,000	19%	342,000	288,000	54,000	19%	288,000	288,000	0	0%
Reserve Expenses												
Reserve Study	0	3,165	3,165	100%	0	0	0	0%	3,165	0	(3,165)	0%
Access System	16,000	2,032	(13,968)	(687%)	16,000	0	(16,000)	0%	2,032	0	(2,032)	0%
Asphalt & Concrete	226,000	9,050	(216,950)	(2397%)	226,000	8,300	(217,700)	(2623%)	9,050	8,300	(750)	(9%)
Domestic Water	29,000	12,301	(16,699)	(136%)	29,000	27,500	(1,500)	(5%)	12,301	27,500	15,199	55%
Electrical/Lights	37,000	2,764	(34,236)	(1239%)	37,000	0	(37,000)	0%	2,764	0	(2,764)	0%
Fences /Gates/Walls	101,000	3,109	(97,891)	(3149%)	101,000	96,500	(4,500)	(5%)	3,109	96,500	93,391	97%
Pool Furniture												
Landscape & Irrigation	31,700	41,523	9,823	24%	31,700	30,350	(1,350)	(4%)	41,523	30,350	(11,173)	(37%)
Tree Removal	0	0	0	0%	0	0	0	0%	0	0	0	0%
Paint	31,700	7,784	(23,916)	(307%)	31,700	7,300	(24,400)	(334%)	7,784	7,300	(484)	(7%)
Pool & Spa	197,000	158,517	(38,483)	(24%)	197,000	245,450	48,450	20%	158,517	245,450	86,933	35%
Pool Heaters	0	0	0	0%	0	0	0	0%	0	0	0	0%
Pool, Spa Filters/Pump	0	2,400	2,400	100%	0	0	0	0%	2,400	0	(2,400)	0%
Pool Furniture	56,000	14,422	(41,578)	(288%)	56,000	56,000	0	0%	14,422	56,000	41,578	74%
Ground Lights												
Tennis Courts	36,900	9,500	(27,400)	(288%)	36,900	41,500	4,600	11%	9,500	41,500	32,000	77%
Water Features	0	0	0	0%	0	0	0	0%	0	0	0	0%
Golf Carts	-				-				-			
Signage	0					0				0		
Total Reserve Expense	762,300	266,567	(495,733)	(186%)	762,300	512,900	(249,400)	(49%)	266,567	512,900	246,333	48%
Reserve Fund Balance	(420,300)	21,433	549,733	2565%	(420,300)	(224,900)	303,400	(135%)	21,433	(224,900)	(203,467)	90%
Fund Summary												
Total Operating Fund	0	(3,004)	3,004	(100%)	0	(43,500)	(43,500)	100%	(3,004)	(43,500)	40,496	(93%)
Total Reserve Fund	(420,300)	32,308	(452,608)	(1401%)	(420,300)	(224,900)	195,400	(87%)	32,308	(224,900)	(192,592)	86%
Total Oasis Master Owners Assoc	(420,300)	29,304	(449,604)	(1534%)	(420,300)	(268,400)	151,900	(57%)	29,304	(268,400)	(239,096)	89%

Oasis Villa Resort Homeowners Association Assumptions/Variances for 2026 Budget

The following highlights contributed to the Operating Fund 2025 monthly assessment of \$623.25 to an increase in the 2026 assessment approved at \$691.43.

- In 2025, we utilized a 2024 surplus of \$43,000 to reduce the assessment. This is not available for 2026. This surplus is not available for 2026.
- The Board approved using a new auditing firm in 2026, a \$2,800 increase over 2025
- Insurance premiums are providing a \$18,300 savings.
- Legal fees are increasing by \$16,300 for circumstances surrounding the approval of Association document amendments.
- Lighting inspections are decreasing by \$12,000. These inspections reduce HOA responsibility for liability in trip and fall accidents.
- With high owner dissatisfaction and a history of poor performance with the current landscaping company, the board approved a contract with a new landscaping company which exceeded the 2025 budget by \$61,100. This contract provides for additional labor during high season, as well attentiveness to the needs of the property and anticipation of a quality work product.
- A contract was signed with Spectrum which included cable prices remaining the same but also included supplying internet for owners allowing them to cancel individually-owned contracts. The budget increase amounted to \$66,000.
- The electric expense budget is reduced by \$11,900. Without a lot of history at our disposal at this time, a one-month savings in the installation of tennis court lighting resulted in a 61% savings.
- Gas expense decreased by \$2,600. As we've experienced in the past, gas prices tend fluctuate dramatically year over year. In addition, as pool equipment, we could expect that the replacements would be more energy efficient.
- Garbage fees increase by an annual amount of \$4,800.

The 2026 reserve assessment increased from \$130.72 to \$155.23. There are several areas highlighting this change and which have depleted the reserve account.

- Thought the reserve study for 2025 recommended a 12.5 % increase in the reserve assessment. To keep the 2025 assessments as low as possible, the reserve assessment was held steady at the 2024 level. This increase is not only recovering lost ground, but also addresses the significant increases in supplies and labor.
- The asphalt work on the roadways both in 2025 and 2026. It should be noted that a significant savings was experienced with a change in the scope of work.
- The extensive work that was done at Pool 4.
- Continued cost of ground water leaks.
- Not included in the reserve study but provisions needed to remove non-functional turf along Highway 111 no later than January, 2029 for an estimated cost of \$350,000 in today's dollar value.

The overall 2026 assessment is proposed at \$846.66 an increase over the 2025 assessment of 12.3%.