

HOA-Oasis Villa
Balance Sheet
For the Eight Months Ending August 31, 2025

ASSETS

Current Assets		
Bank of America	\$55,940.40	
Reserve Account	\$465,250.21	
Reserve Savings	\$542,613.62	
Accounts Receivable, Dues	\$8,934.83	
Due (to) from Reserves	<u>\$467,493.67</u>	
Total Current Assets		<u>1,540,232.73</u>
Other Assets		
Prepaid Expenses	<u>\$174,889.00</u>	
Total Other Assets		<u>174,889.00</u>
TOTAL ASSETS		<u><u>1,715,121.73</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	(\$7,800.00)	
Accounts Payable	\$27,599.68	
Prepaid Dues	\$30,108.50	
Due to (from) Reserves	\$467,493.67	
Contract Liabilities	<u>\$1,244,520.30</u>	
Total Current Liabilities		<u>1,761,922.15</u>
Total Liabilities		<u>1,761,922.15</u>
Capital		
Reserves	(\$92,072.91)	
Retained Earnings	\$43,500.00	
Net Income	<u>\$1,772.49</u>	
Total Capital		<u>(46,800.42)</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,715,121.73</u></u>

HOA-Oasis Villa
Income Statement
For the Eight Months Ending August 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,428.91	\$114,429.00	\$915,431.28	\$915,432.00	(\$0.72)	\$1,373,148.95
Interest Income	3.92	12.00	40.29	96.00	(55.71)	144.00
Late Charge Income	108.83	0.00	520.82	0.00	520.82	0.00
Contribution from VI	1,825.00	1,825.00	14,600.00	14,600.00	0.00	21,900.00
Total Operating Revenue	116,366.66	116,266.00	930,592.39	930,128.00	464.39	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	1,030.00	1,030.00	1,230.00
Workers Comp/Misc	213.83	0.00	1,749.70	0.00	(1,749.70)	0.00
Total Payroll & Ins Exp	213.83	50.00	1,749.70	1,030.00	(719.70)	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	14,800.00	14,800.00	0.00	22,200.00
Bank Fees	0.00	0.00	90.48	0.00	(90.48)	0.00
Contract Svc. Accounting	1,200.00	1,200.00	9,600.00	9,600.00	0.00	14,400.00
Professional Fees, Acctg	0.00	0.00	2,780.00	4,800.00	2,020.00	4,800.00
Annual Meeting	0.00	0.00	1,543.09	1,700.00	156.91	1,700.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	0.00	400.00	400.00	600.00
Legal Expenses	449.00	700.00	4,687.86	10,900.00	6,212.14	13,700.00
Contract Security	2,526.41	2,000.00	17,044.14	16,000.00	(1,044.14)	24,000.00
Insurance-Liability	4,436.29	4,945.00	34,983.18	37,625.00	2,641.82	57,405.00
Insurance Claims	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Insurance-Property	15,564.95	19,800.00	129,232.51	145,200.00	15,967.49	224,400.00
Insurance-Dir & Officers	252.67	134.55	1,613.05	1,023.75	(589.30)	1,561.95
Total General & Admin Exp	26,279.32	30,679.55	218,874.31	242,748.75	23,874.44	372,566.95
Repairs & Maintenance						
Contract Pest Control	1,907.07	1,560.00	19,480.08	12,480.00	(7,000.08)	18,720.00
Pool & Jacuzzi Supplies	0.00	200.00	0.00	1,600.00	1,600.00	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	59,700.00	60,000.00	300.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	983.96	1,200.00	216.04	1,200.00
Contract Lighting Inspection	400.00	1,400.00	2,600.00	11,200.00	8,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	82.00	250.00	1,320.00	2,000.00	680.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	2,000.00	2,000.00	3,000.00
Repair/Maint-Misc Labor	1,510.50	350.00	8,438.00	2,800.00	(5,638.00)	4,200.00
Supplies-Exterior Lights	110.67	250.00	3,386.60	2,000.00	(1,386.60)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	74.16	680.00	605.84	1,020.00
Contract Svc.-Landscaping	31,032.00	31,032.75	250,186.77	248,262.00	(1,924.77)	372,393.00
Landscape Supplies	0.00	100.00	0.00	800.00	800.00	1,200.00
Total Repairs & Maint Exp	42,542.24	42,977.75	346,169.57	345,022.00	(1,147.57)	516,933.00
Utilities						
Cable	6,957.85	6,500.00	55,698.87	52,000.00	(3,698.87)	78,000.00
Electricity	10,379.30	9,726.00	67,906.99	78,138.00	10,231.01	122,657.00
Garbage	7,309.65	7,000.00	56,572.32	56,000.00	(572.32)	84,000.00
Gas	983.67	200.00	80,289.39	95,573.00	15,283.61	114,549.00
Sewer/Water	20,092.46	20,433.00	101,575.89	109,678.00	8,102.11	148,757.00
Total Utilities	45,722.93	43,859.00	362,043.46	391,389.00	29,345.54	547,963.00
Total Operating Expenses	114,758.32	117,566.30	928,837.04	980,189.75	51,352.71	1,438,692.95
OPERATING SURPLUS (DEFICIT)						
	1,608.34	(1,300.30)	1,755.35	(50,061.75)	51,817.10	(43,500.00)

HOA-Oasis Villa
Income Statement
For the Eight Months Ending August 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	192,000.72	192,000.00	0.72	288,000.00
Reserve Interest Income	1,551.57	0.00	12,760.23	0.00	12,760.23	0.00
W/D from Reserves	16,416.75	0.00	273,617.42	512,900.00	(239,282.58)	512,900.00
Total Reserve Revenue	41,968.41	24,000.00	478,378.37	704,900.00	(226,521.63)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	192,000.00	192,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,551.57	0.00	12,760.23	0.00	(12,760.23)	0.00
Front Gate	0.00	0.00	313.88	0.00	(313.88)	0.00
Access System	0.00	0.00	2,032.11	0.00	(2,032.11)	0.00
Pool & Spa	4,887.39	0.00	158,516.42	245,450.00	86,933.58	245,450.00
Pool Area Fencing and Gates	0.00	0.00	3,108.72	0.00	(3,108.72)	0.00
Pool Furniture	2,794.37	0.00	14,422.51	56,000.00	41,577.49	56,000.00
Pool/Pond Filters/Pump	0.00	0.00	2,400.00	0.00	(2,400.00)	0.00
Ground Lights	0.00	0.00	838.49	0.00	(838.49)	0.00
Speed Bumps/Driveways	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00
Asphalt & Concrete	0.00	0.00	0.00	8,300.00	8,300.00	8,300.00
Signage Program	0.00	0.00	1,047.98	0.00	(1,047.98)	0.00
Tennis Courts	4,550.00	0.00	9,500.00	41,500.00	32,000.00	41,500.00
Landscape & Irrigation	462.62	0.00	17,772.44	30,350.00	12,577.56	30,350.00
Concrete Repairs	0.00	0.00	6,775.00	0.00	(6,775.00)	0.00
Electrical	2,764.00	0.00	2,764.00	0.00	(2,764.00)	0.00
Reserve Study	0.00	0.00	3,165.00	0.00	(3,165.00)	0.00
Tree Removal	0.00	0.00	23,750.00	0.00	(23,750.00)	0.00
Drainage Remediation	750.00	0.00	1,200.00	0.00	(1,200.00)	0.00
Paint	208.37	0.00	208.37	7,300.00	7,091.63	7,300.00
Paint, Trash Enclosures	0.00	0.00	7,575.00	0.00	(7,575.00)	0.00
Repairs/Maint - Misc Labor	0.00	0.00	4,852.00	0.00	(4,852.00)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	96,500.00	96,500.00	96,500.00
Domestic Water	0.00	0.00	11,100.50	27,500.00	16,399.50	27,500.00
Total Reserve Expenses	41,968.32	24,000.00	478,377.65	704,900.00	226,522.35	800,900.00
RESERVE SURPLUS (DEFICIT)						
	0.09	0.00	0.72	0.00	0.72	0.00
NET SURPLUS (DEFICIT) BEFORE TAXES						
	1,608.43	(1,300.30)	1,756.07	(50,061.75)	51,817.82	(43,500.00)
TAX EXPENSE	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	1,608.43	(1,300.30)	1,772.49	(50,061.75)	51,834.24	(43,500.00)