

HOA-Oasis Villa
Balance Sheet
For the Ten Months Ending October 31, 2025

ASSETS

Current Assets		
Bank of America	\$156,013.78	
Reserve Account	\$351,461.47	
Reserve Savings	\$545,834.39	
Accounts Receivable, Dues	\$6,695.95	
Due (to) from Reserves	<u>\$208,348.17</u>	
Total Current Assets		<u>1,268,353.76</u>
Other Assets		
Prepaid Expenses	<u>\$133,953.52</u>	
Total Other Assets		<u>133,953.52</u>
TOTAL ASSETS		<u><u>1,402,307.28</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	(\$7,800.00)	
Accounts Payable	\$76,917.53	
Prepaid Dues	\$28,658.30	
Other Payables	\$6,882.00	
Due to (from) Reserves	\$208,348.17	
Contract Liabilities	<u>\$1,244,520.30</u>	
Total Current Liabilities		<u>1,557,526.30</u>
Total Liabilities		<u>1,557,526.30</u>
Capital		
Reserves	(\$203,839.96)	
Retained Earnings	\$43,500.00	
Net Income	<u>\$5,120.94</u>	
Total Capital		<u>(155,219.02)</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,402,307.28</u></u>

HOA-Oasis Villa
Income Statement
For the Ten Months Ending October 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,428.91	\$114,429.00	\$1,144,289.10	\$1,144,290.00	(\$0.90)	\$1,373,148.95
Interest Income	4.16	12.00	48.23	120.00	(71.77)	144.00
Late Charge Income	(98.84)	0.00	543.33	0.00	543.33	0.00
Contribution from VI	1,825.00	1,825.00	18,250.00	18,250.00	0.00	21,900.00
Total Operating Revenue	116,159.23	116,266.00	1,163,130.66	1,162,660.00	470.66	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	1,130.00	1,130.00	1,230.00
Workers Comp/Misc	213.83	0.00	2,177.36	0.00	(2,177.36)	0.00
Total Payroll & Ins Exp	213.83	50.00	2,177.36	1,130.00	(1,047.36)	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	18,500.00	18,500.00	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	12,000.00	12,000.00	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	7,871.00	0.00	7,871.00	7,800.00	(71.00)	7,800.00
Miscellaneous	0.00	50.00	0.00	500.00	500.00	600.00
Legal Expenses	5,645.20	700.00	10,333.06	12,300.00	1,966.94	13,700.00
Contract Security	2,563.72	2,000.00	22,152.76	20,000.00	(2,152.76)	24,000.00
Insurance-Liability	4,436.29	4,945.00	43,855.76	47,515.00	3,659.24	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	160,362.41	184,800.00	24,437.59	224,400.00
Insurance-Dir & Officers	252.67	134.55	2,118.39	1,292.85	(825.54)	1,561.95
Total General & Admin Exp	39,383.83	30,679.55	284,106.95	311,207.85	27,100.90	372,566.95
Repairs & Maintenance						
Contract Pest Control	2,252.07	1,560.00	23,864.22	15,600.00	(8,264.22)	18,720.00
Pool & Jacuzzi Supplies	0.00	200.00	0.00	2,000.00	2,000.00	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	74,700.00	75,000.00	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	3,400.00	14,000.00	10,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	150.00	250.00	1,805.00	2,500.00	695.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	2,500.00	2,500.00	3,000.00
Repair/Maint-Misc Labor	350.00	350.00	9,308.00	3,500.00	(5,808.00)	4,200.00
Supplies-Exterior Lights	0.00	250.00	3,399.93	2,500.00	(899.93)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	74.16	850.00	775.84	1,020.00
Contract Svc.-Landscaping	63,464.13	31,032.75	313,650.90	310,327.50	(3,323.40)	372,393.00
Landscape Supplies	133.20	100.00	133.20	1,000.00	866.80	1,200.00
Total Repairs & Maint Exp	74,249.40	42,977.75	431,319.37	430,977.50	(341.87)	516,933.00
Utilities						
Cable	7,609.91	6,500.00	70,266.63	65,000.00	(5,266.63)	78,000.00
Electricity	8,213.28	10,398.00	85,928.53	99,316.00	13,387.47	122,657.00
Garbage	7,309.65	7,000.00	71,191.62	70,000.00	(1,191.62)	84,000.00
Gas	4,561.08	500.00	86,005.10	96,273.00	10,267.90	114,549.00
Sewer/Water	11,796.69	9,367.00	127,031.48	131,049.00	4,017.52	148,757.00
Total Utilities	39,490.61	33,765.00	440,423.36	461,638.00	21,214.64	547,963.00
Total Operating Expenses	153,337.67	107,472.30	1,158,027.04	1,204,953.35	46,926.31	1,438,692.95
OPERATING SURPLUS (DEFICIT)						
	(37,178.44)	8,793.70	5,103.62	(42,293.35)	47,396.97	(43,500.00)

HOA-Oasis Villa
Income Statement
For the Ten Months Ending October 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	240,000.90	240,000.00	0.90	288,000.00
Reserve Interest Income	1,548.45	0.00	15,981.00	0.00	15,981.00	0.00
W/D from Reserves	145,389.94	0.00	429,723.24	512,900.00	(83,176.76)	512,900.00
Total Reserve Revenue	170,938.48	24,000.00	685,705.14	752,900.00	(67,194.86)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	240,000.00	240,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,548.45	0.00	15,981.00	0.00	(15,981.00)	0.00
Front Gate	188.38	0.00	502.26	0.00	(502.26)	0.00
Access System	0.00	0.00	2,032.11	0.00	(2,032.11)	0.00
Pool & Spa	6,700.00	0.00	169,872.30	245,450.00	75,577.70	245,450.00
Pool Area Fencing and Gates	0.00	0.00	3,108.72	0.00	(3,108.72)	0.00
Pool Furniture	0.00	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	1,652.65	0.00	2,491.14	0.00	(2,491.14)	0.00
Speed Bumps/Driveways	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00
Street Asphalt Overlay	133,035.84	0.00	133,035.84	0.00	(133,035.84)	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	0.00	0.00	9,500.00	41,500.00	32,000.00	41,500.00
Landscape & Irrigation	2,458.07	0.00	24,975.51	30,350.00	5,374.49	30,350.00
Concrete Repairs	0.00	0.00	6,775.00	0.00	(6,775.00)	0.00
Electrical	0.00	0.00	2,764.00	0.00	(2,764.00)	0.00
Reserve Study	(1,055.00)	0.00	2,110.00	0.00	(2,110.00)	0.00
Tree Removal	0.00	0.00	23,750.00	0.00	(23,750.00)	0.00
Drainage Remediation	0.00	0.00	1,450.00	0.00	(1,450.00)	0.00
Paint	0.00	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
Paint, Fencing Perimeter	710.00	0.00	1,775.00	0.00	(1,775.00)	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	1,700.00	0.00	12,800.50	27,500.00	14,699.50	27,500.00
Total Reserve Expenses	170,938.39	24,000.00	685,704.24	752,900.00	67,195.76	800,900.00
RESERVE SURPLUS (DEFICIT)						
	0.09	0.00	0.90	0.00	0.90	0.00
NET SURPLUS (DEFICIT) BEFORE TAXES						
	(37,178.35)	8,793.70	5,104.52	(42,293.35)	47,397.87	(43,500.00)
TAX EXPENSE						
	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)						
	(37,178.35)	8,793.70	5,120.94	(42,293.35)	47,414.29	(43,500.00)