HOA-Oasis Villa
Balance Sheet
For the Eleven Months Ending November 30, 2025

ASSETS

Current Assets		
Bank of America	$137,647.85	
Reserve Account	$353,604.40	
Reserve Savings	$547,134.49	
Accounts Receivable, Dues	$6,823.50	
Due (to) from Reserves	$216,322.09	
Total Current Assets		1,261,532.33
Other Assets		
Prepaid Expenses	$113,485.78	
Total Other Assets		113,485.78
TOTAL ASSETS		1,375,018.11

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	($7,800.00)	
Accounts Payable	$36,721.29	
Prepaid Dues	$12,982.89	
Other Payables	$6,882.00	
Due to (from) Reserves	$216,322.09	
Contract Liabilities	$1,244,520.30	
Total Current Liabilities		1,509,628.57
Total Liabilities		1,509,628.57
Capital		
Reserves	($193,352.66)	
Retained Earnings	$43,500.00	
Net Income	$15,242.20	
Total Capital		(134,610.46)
TOTAL LIABILITIES AND CAPITAL		1,375,018.11

HOA-Oasis Villa
Income Statement
For the Eleven Months Ending November 30, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	$114,428.91	$114,429.00	$1,258,718.01	$1,258,719.00	($0.99)	$1,373,148.95
Interest Income	2.91	12.00	51.14	132.00	(80.86)	144.00
Late Charge Income	77.60	0.00	620.93	0.00	620.93	0.00
Contribution from VI	1,825.00	1,825.00	20,075.00	20,075.00	0.00	21,900.00
Total Operating Revenue	116,334.42	116,266.00	1,279,465.08	1,278,926.00	539.08	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	1,180.00	1,180.00	1,230.00
Workers Comp/Misc	213.83	0.00	2,391.19	0.00	(2,391.19)	0.00
Total Payroll & Ins Exp	213.83	50.00	2,391.19	1,180.00	(1,211.19)	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	20,350.00	20,350.00	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	13,200.00	13,200.00	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	7,871.00	7,800.00	(71.00)	7,800.00
Miscellaneous	132.69	50.00	132.69	550.00	417.31	600.00
Legal Expenses	0.00	700.00	10,333.06	13,000.00	2,666.94	13,700.00
Contract Security	2,597.05	2,000.00	24,749.81	22,000.00	(2,749.81)	24,000.00
Insurance-Liability	4,436.29	4,945.00	48,292.05	52,460.00	4,167.95	57,405.00
Insurance Claims	5,000.00	0.00	7,500.00	0.00	(7,500.00)	0.00
Insurance-Property	15,564.95	19,800.00	175,927.36	204,600.00	28,672.64	224,400.00
Insurance-Dir & Officers	252.67	134.55	2,371.06	1,427.40	(943.66)	1,561.95
Total General & Admin Exp	31,033.65	30,679.55	315,140.60	341,887.40	26,746.80	372,566.95
Repairs & Maintenance						
Contract Pest Control	1,794.57	1,560.00	25,658.79	17,160.00	(8,498.79)	18,720.00
Pool & Jacuzzi Supplies	7,500.00	200.00	7,500.00	2,200.00	(5,300.00)	2,400.00
Contract Pool Jacuzzi	0.00	7,500.00	74,700.00	82,500.00	7,800.00	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	3,800.00	15,400.00	11,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	0.00	250.00	1,805.00	2,750.00	945.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	2,750.00	2,750.00	3,000.00
Repair/Maint-Misc Labor	350.00	350.00	9,658.00	3,850.00	(5,808.00)	4,200.00
Supplies-Exterior Lights	422.02	250.00	3,821.95	2,750.00	(1,071.95)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	74.16	935.00	860.84	1,020.00
Contract Svc.-Landscaping	33,717.00	31,032.75	347,367.90	341,360.25	(6,007.65)	372,393.00
Landscape Supplies	0.00	100.00	133.20	1,100.00	966.80	1,200.00
Total Repairs & Maint Exp	44,183.59	42,977.75	475,502.96	473,955.25	(1,547.71)	516,933.00
Utilities						
Cable	(9,160.71)	6,500.00	61,105.92	71,500.00	10,394.08	78,000.00
Electricity	9,271.04	11,232.00	95,199.57	110,548.00	15,348.43	122,657.00
Garbage	7,309.65	7,000.00	78,501.27	77,000.00	(1,501.27)	84,000.00
Gas	12,469.42	6,165.00	98,474.52	102,438.00	3,963.48	114,549.00
Sewer/Water	10,892.78	9,347.00	137,924.26	140,396.00	2,471.74	148,757.00
Total Utilities	30,782.18	40,244.00	471,205.54	501,882.00	30,676.46	547,963.00
Total Operating Expenses	**106,213.25**	**113,951.30**	**1,264,240.29**	**1,318,904.65**	**54,664.36**	**1,438,692.95**
OPERATING SURPLUS (DEFICIT)	**10,121.17**	**2,314.70**	**15,224.79**	**(39,978.65)**	**55,203.44**	**(43,500.00)**

HOA-Oasis Villa
Income Statement
For the Eleven Months Ending November 30, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	264,000.99	264,000.00	0.99	288,000.00
Reserve Interest Income	1,300.10	0.00	17,281.10	0.00	17,281.10	0.00
W/D from Reserves	14,812.80	0.00	444,536.04	512,900.00	(68,363.96)	512,900.00
Total Reserve Revenue	40,112.99	24,000.00	725,818.13	776,900.00	(51,081.87)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	264,000.00	264,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,300.10	0.00	17,281.10	0.00	(17,281.10)	0.00
Front Gate	0.00	0.00	502.26	0.00	(502.26)	0.00
Access System	505.00	0.00	2,537.11	0.00	(2,537.11)	0.00
Pool & Spa	316.60	0.00	170,188.90	245,450.00	75,261.10	245,450.00
Pool Area Fencing and Gates	4,025.00	0.00	7,133.72	0.00	(7,133.72)	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	935.00	0.00	3,426.14	0.00	(3,426.14)	0.00
Termite Extermination	1,850.00	0.00	1,850.00	0.00	(1,850.00)	0.00
Speed Bumps/Driveways	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00
Street Asphalt Overlay	0.00	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	3,643.70	0.00	28,619.21	30,350.00	1,730.79	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	0.00	0.00	2,110.00	0.00	(2,110.00)	0.00
Tree Removal	2,850.00	0.00	26,600.00	0.00	(26,600.00)	0.00
Drainage Remediation	687.50	0.00	2,137.50	0.00	(2,137.50)	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	0.00	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	0.00	0.00	12,800.50	27,500.00	14,699.50	27,500.00
Total Reserve Expenses	40,112.90	24,000.00	725,817.14	776,900.00	51,082.86	800,900.00
RESERVE SURPLUS (DEFICIT)	**0.09**	**0.00**	**0.99**	**0.00**	**0.99**	**0.00**
NET SURPLUS (DEFICIT) BEFORE TAXES	**10,121.26**	**2,314.70**	**15,225.78**	**(39,978.65)**	**55,204.43**	**(43,500.00)**
TAX EXPENSE	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	**10,121.26**	**2,314.70**	**15,242.20**	**(39,978.65)**	**55,220.85**	**(43,500.00)**