HOA-Oasis Villa
Balance Sheet
For the Twelve Months Ending December 31, 2025

ASSETS

Current Assets		
Bank of America	$206,415.37	
Reserve Account	$356,146.56	
Reserve Savings		
Accounts Receivable, Dues	$5,402.71	
Due (to) from Reserves	$231,747.05	
Total Current Assets		1,348,348.29
Other Assets		
Prepaid Expenses	$93,018.04	
Total Other Assets		93,018.04
TOTAL ASSETS		1,441,366.33

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	($7,800.00)	
Accounts Payable	$42,772.21	
Prepaid Dues	$42,975.67	
Other Payables	$6,882.00	
Due to (from) Reserves	$231,747.05	
Contract Liabilities	$1,244,520.30	
Total Current Liabilities		1,561,097.23
Total Liabilities		1,561,097.23
Capital		
Reserves	($204,527.33)	
Retained Earnings	$43,500.00	
Net Income	$41,296.43	
Total Capital		(119,730.90)
TOTAL LIABILITIES AND CAPITAL		1,441,366.33

HOA-Oasis Villa
Income Statement
For the Twelve Months Ending December 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	$114,428.91	$114,429.95	$1,373,146.92	$1,373,148.95	($2.03)	$1,373,148.95
Interest Income	3.09	12.00	54.23	144.00	(89.77)	144.00
Late Charge Income	67.71	0.00	688.64	0.00	688.64	0.00
Contribution from VI	1,825.00	1,825.00	21,900.00	21,900.00	0.00	21,900.00
Total Operating Revenue	116,324.71	116,266.95	1,395,789.79	1,395,192.95	596.84	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	216.56	0.00	216.56	0.00	(216.56)	0.00
Workmans Comp Ins	0.00	50.00	0.00	1,230.00	1,230.00	1,230.00
Workers Comp/Misc	213.83	0.00	2,605.02	0.00	(2,605.02)	0.00
Total Payroll & Ins Exp	430.39	50.00	2,821.58	1,230.00	(1,591.58)	1,230.00
General & Administrative						
Management Fee	0.00	1,850.00	20,350.00	22,200.00	1,850.00	22,200.00
Bank Fees	0.00	0.00	90.48	0.00	(90.48)	0.00
Contract Svc. Accounting	0.00	1,200.00	13,200.00	14,400.00	1,200.00	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	0.00	50.00	132.69	600.00	467.31	600.00
Legal Expenses	0.00	700.00	10,333.06	13,700.00	3,366.94	13,700.00
Contract Security	861.85	2,000.00	25,611.66	24,000.00	(1,611.66)	24,000.00
Insurance-Liability	4,436.29	4,945.00	52,728.34	57,405.00	4,676.66	57,405.00
Insurance Claims	0.00	0.00	7,500.00	0.00	(7,500.00)	0.00
Insurance-Property	15,564.95	19,800.00	191,492.31	224,400.00	32,907.69	224,400.00
Insurance-Dir & Officers	252.67	134.55	2,623.73	1,561.95	(1,061.78)	1,561.95
Total General & Admin Exp	21,115.76	30,679.55	336,256.36	372,566.95	36,310.59	372,566.95
Repairs & Maintenance						
Contract Pest Control	1,794.57	1,560.00	27,453.36	18,720.00	(8,733.36)	18,720.00
Pool & Jacuzzi Supplies	59.14	200.00	7,559.14	2,400.00	(5,159.14)	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	82,200.00	90,000.00	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	4,200.00	16,800.00	12,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	0.00	250.00	1,805.00	3,000.00	1,195.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	3,000.00	3,000.00	3,000.00
Repair/Maint-Misc Labor	0.00	350.00	9,658.00	4,200.00	(5,458.00)	4,200.00
Supplies-Exterior Lights	75.77	250.00	3,897.72	3,000.00	(897.72)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	74.16	1,020.00	945.84	1,020.00
Contract Svc.-Landscaping	33,717.00	31,032.75	381,084.90	372,393.00	(8,691.90)	372,393.00
Landscape Supplies	0.00	100.00	133.20	1,200.00	1,066.80	1,200.00
Total Repairs & Maint Exp	43,546.48	42,977.75	519,049.44	516,933.00	(2,116.44)	516,933.00
Utilities						
Cable	0.00	6,500.00	61,105.92	78,000.00	16,894.08	78,000.00
Electricity	8,643.80	12,109.00	103,843.37	122,657.00	18,813.63	122,657.00
Garbage	0.00	7,000.00	78,501.27	84,000.00	5,498.73	84,000.00
Gas	5,214.01	12,111.00	103,688.53	114,549.00	10,860.47	114,549.00
Sewer/Water	11,320.13	8,361.00	149,244.39	148,757.00	(487.39)	148,757.00
Total Utilities	25,177.94	46,081.00	496,383.48	547,963.00	51,579.52	547,963.00
Total Operating Expenses	**90,270.57**	**119,788.30**	**1,354,510.86**	**1,438,692.95**	**84,182.09**	**1,438,692.95**

HOA-Oasis Villa
Income Statement
For the Twelve Months Ending December 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING SURPLUS (DEFICIT)	**26,054.14**	**(3,521.35)**	**41,278.93**	**(43,500.00)**	**84,778.93**	**(43,500.00)**
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	288,001.08	288,000.00	1.08	288,000.00
Reserve Interest Income	1,502.11	0.00	18,783.21	0.00	18,783.21	0.00
W/D from Reserves	36,676.78	0.00	481,212.82	512,900.00	(31,687.18)	512,900.00
Total Reserve Revenue	62,178.98	24,000.00	787,997.11	800,900.00	(12,902.89)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	288,000.00	288,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,502.11	0.00	18,783.21	0.00	(18,783.21)	0.00
Front Gate	0.00	0.00	502.26	0.00	(502.26)	0.00
Access System	0.00	0.00	2,537.11	0.00	(2,537.11)	0.00
Pool & Spa	2,764.34	0.00	172,953.24	245,450.00	72,496.76	245,450.00
Pool Area Fencing and Gates	4,225.00	0.00	11,358.72	0.00	(11,358.72)	0.00
Pool Furniture	0.00	0.00	14,422.51	56,000.00	41,577.49	56,000.00
Pool Heaters	8,050.00	0.00	8,050.00	0.00	(8,050.00)	0.00
Pool/Pond Filters/Pump	6,900.00	0.00	9,300.00	0.00	(9,300.00)	0.00
Ground Lights	425.00	0.00	3,851.14	0.00	(3,851.14)	0.00
Termite Extermination	0.00	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
Fountain Pumps	2,400.00	0.00	2,400.00	0.00	(2,400.00)	0.00
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	5,174.94	0.00	33,794.15	30,350.00	(3,444.15)	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	6,100.00	0.00	32,700.00	0.00	(32,700.00)	0.00
Drainage Remediation	637.50	0.00	2,775.00	0.00	(2,775.00)	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	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	62,178.89	24,000.00	787,996.03	800,900.00	12,903.97	800,900.00
RESERVE SURPLUS (DEFICIT)	**0.09**	**0.00**	**1.08**	**0.00**	**1.08**	**0.00**
NET SURPLUS (DEFICIT) BEFORE TAXES	**26,054.23**	**(3,521.35)**	**41,280.01**	**(43,500.00)**	**84,780.01**	**(43,500.00)**
TAX EXPENSE	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	**26,054.23**	**(3,521.35)**	**41,296.43**	**(43,500.00)**	**84,796.43**	**(43,500.00)**