

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

ASSETS

| | |
|---------------------------------|-----------------------|
| Current Assets | |
| Operating Checking B of A | \$4,850.70 |
| Operating Savings B of A | \$28,397.21 |
| Reserve Savings B of A | \$351,467.52 |
| Account Receivable (HOA Fees) | \$1,078.79 |
| Allowance for Doubtful Accounts | (\$500.00) |
| Prepaid Expenses | \$2,106.55 |
| Due (to) from Reserves | \$35,126.32 |
| Total Current Assets | <u>422,527.09</u> |
| Total Assets | <u>422,527.09</u> |

LIABILITIES AND EQUITY

| | |
|--------------------------------|-----------------------|
| Current Liabilities | |
| Accounts Payable | \$130.38 |
| Pre-Paid Fees | \$5,827.29 |
| Due to (from) Reserves | \$35,126.32 |
| Contract Liabilities | <u>\$309,880.59</u> |
| Total Current Liabilities | <u>350,964.58</u> |
| Total Liabilities | <u>350,964.58</u> |
| Equity | |
| Reserves | \$70,100.02 |
| Retained Earnings | (\$2,925.18) |
| Net Income | <u>\$4,387.67</u> |
| Total Equity | <u>71,562.51</u> |
| Total Liabilities & Equity | <u>422,527.09</u> |

HOA-Village at Oasis
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 | \$1,808.10 | \$1,808.00 | \$14,464.80 | \$14,464.00 | \$0.80 | \$21,693.00 |
| Late Charge Income | 46.99 | 50.00 | 187.53 | 400.00 | (212.47) | 600.00 |
| Interest Income | 2.98 | 10.00 | 21.45 | 80.00 | (58.55) | 120.00 |
| Total Operating Revenue | 1,858.07 | 1,868.00 | 14,673.78 | 14,944.00 | (270.22) | 22,413.00 |
| OPERATING EXPENSES | | | | | | |
| Bank Service Charges | 0.00 | 10.00 | (4.20) | 84.00 | 88.20 | 124.00 |
| Insurance | 48.75 | 49.00 | 390.00 | 392.00 | 2.00 | 588.00 |
| Insurance:Workers Comp | 65.67 | 66.00 | 526.82 | 528.00 | 1.18 | 792.00 |
| Insurance:D&O | 152.67 | 258.00 | 1,434.60 | 1,962.00 | 527.40 | 2,994.00 |
| Annual Meeting | 0.00 | 0.00 | 1,280.67 | 1,315.00 | 34.33 | 1,315.00 |
| Licenses And Permits | 0.00 | 0.00 | 35.00 | 0.00 | (35.00) | 0.00 |
| Postage And Delivery | 130.38 | 0.00 | 130.38 | 200.00 | 69.62 | 400.00 |
| Professional Fees:Legal Fees | 0.00 | 200.00 | 229.50 | 1,600.00 | 1,370.50 | 2,400.00 |
| Office Expenses | 0.00 | 0.00 | 33.34 | 0.00 | (33.34) | 0.00 |
| Professional Fees:Accounting | 0.00 | 0.00 | 30.00 | 3,000.00 | 2,970.00 | 3,000.00 |
| Other Income | 0.00 | 0.00 | (1,000.00) | 0.00 | 1,000.00 | 0.00 |
| VI MANAGEMENT | 900.00 | 900.00 | 7,200.00 | 7,200.00 | 0.00 | 10,800.00 |
| Total Operating Expenses | 1,297.47 | 1,483.00 | 10,286.11 | 16,281.00 | 5,994.89 | 22,413.00 |
| OPERATING SURPLUS (DEFICIT) | 560.60 | 385.00 | 4,387.67 | (1,337.00) | 5,724.67 | 0.00 |
| RESERVE REVENUE | | | | | | |
| Reserve Assessment Income | 9,730.94 | 9,731.00 | 77,847.52 | 77,848.00 | (0.48) | 116,772.00 |
| W/D from Reserves | (94.00) | 0.00 | 7,747.50 | 28,200.00 | (20,452.50) | 28,200.00 |
| Total Reserve Revenue | 9,636.94 | 9,731.00 | 85,595.02 | 106,048.00 | (20,452.98) | 144,972.00 |
| RESERVE EXPENSES | | | | | | |
| Contribution to Reserves | 9,730.94 | 9,731.00 | 77,847.52 | 77,848.00 | 0.48 | 116,772.00 |
| Roofs | 0.00 | 0.00 | 3,712.50 | 0.00 | (3,712.50) | 0.00 |
| Roofs-Cleaning | (94.00) | 0.00 | 4,035.00 | 4,000.00 | (35.00) | 4,000.00 |
| Shut-Off Valves | 0.00 | 0.00 | 0.00 | 2,700.00 | 2,700.00 | 2,700.00 |
| Tile/Stucco Repairs | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| Wood Beam Repair | 0.00 | 0.00 | 0.00 | 15,000.00 | 15,000.00 | 15,000.00 |
| AC Platforms | 0.00 | 0.00 | 0.00 | 5,500.00 | 5,500.00 | 5,500.00 |
| Total Reserve Expenses | 9,636.94 | 9,731.00 | 85,595.02 | 106,048.00 | 20,452.98 | 144,972.00 |
| RESERVE SURPLUS(DEFICIT) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| NET SURPLUS(DEFICIT) | 560.60 | 385.00 | 4,387.67 | (1,337.00) | 5,724.67 | 0.00 |