

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

ASSETS

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$33,396.89	
Reserve Savings B of A	\$362,666.92	
Account Receivable (HOA Fees)	\$1,276.27	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,309.37	
Due (to) from Reserves	\$37,262.38	
Total Current Assets		440,262.53
Total Assets		440,262.53

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$1,750.00	
Pre-Paid Fees	\$5,305.12	
Due to (from) Reserves	\$37,262.38	
Contract Liabilities	\$309,880.59	
Total Current Liabilities		354,198.09
Total Liabilities		354,198.09
Equity		
Reserves	\$84,396.90	
Retained Earnings	(\$2,925.18)	
Net Income	\$4,592.72	
Total Equity		86,064.44
Total Liabilities & Equity		440,262.53

HOA-Village at Oasis
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	\$1,808.10	\$1,808.00	\$18,081.00	\$18,080.00	\$1.00	\$21,693.00
Late Charge Income	22.34	50.00	246.88	500.00	(253.12)	600.00
Interest Income	3.08	10.00	27.38	100.00	(72.62)	120.00
Total Operating Revenue	1,833.52	1,868.00	18,355.26	18,680.00	(324.74)	22,413.00
OPERATING EXPENSES						
Bank Service Charges	0.00	10.00	(4.20)	104.00	108.20	124.00
Insurance	48.75	49.00	487.50	490.00	2.50	588.00
Insurance:Workers Comp	328.67	66.00	921.16	660.00	(261.16)	792.00
Insurance:D&O	152.67	258.00	1,739.94	2,478.00	738.06	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	0.00	50.00	130.38	250.00	119.62	400.00
Professional Fees:Legal Fees	424.89	200.00	1,108.75	2,000.00	891.25	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	9,000.00	9,000.00	0.00	10,800.00
Total Operating Expenses	1,854.98	1,533.00	13,762.54	19,297.00	5,534.46	22,413.00
OPERATING SURPLUS (DEFICIT)	(21.46)	335.00	4,592.72	(617.00)	5,209.72	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	97,309.40	97,310.00	(0.60)	116,772.00
W/D from Reserves	2,748.00	0.00	12,912.50	28,200.00	(15,287.50)	28,200.00
Total Reserve Revenue	12,478.94	9,731.00	110,221.90	125,510.00	(15,288.10)	144,972.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	97,309.40	97,310.00	0.60	116,772.00
Roofs	0.00	0.00	4,212.50	0.00	(4,212.50)	0.00
Roofs-Cleaning	0.00	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	850.00	0.00	2,170.00	1,000.00	(1,170.00)	1,000.00
Wood Beam Repair	398.00	0.00	995.00	15,000.00	14,005.00	15,000.00
AC Platforms	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00
Village at Oasis Reserve Study	1,500.00	0.00	1,500.00	0.00	(1,500.00)	0.00
Total Reserve Expenses	12,478.94	9,731.00	110,221.90	125,510.00	15,288.10	144,972.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(21.46)	335.00	4,592.72	(617.00)	5,209.72	0.00