

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	<hr/> 440,262.53
 Total Assets	 <hr/> 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	<hr/> 354,198.09
 Total Liabilities	 <hr/> 354,198.09
 Equity	
Reserves	\$84,396.90
Retained Earnings	(\$2,925.18)
Net Income	\$4,592.72
Total Equity	<hr/> 86,064.44
 Total Liabilities & Equity	 <hr/> 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
<b>OPERATING REVENUE</b>						
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
<b>Total Operating Revenue</b>	<b>1,833.52</b>	<b>1,868.00</b>	<b>18,355.26</b>	<b>18,680.00</b>	<b>(324.74)</b>	<b>22,413.00</b>
<b>OPERATING EXPENSES</b>						
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
<b>Total Operating Expenses</b>	<b>1,854.98</b>	<b>1,533.00</b>	<b>13,762.54</b>	<b>19,297.00</b>	<b>5,534.46</b>	<b>22,413.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>(21.46)</b>	<b>335.00</b>	<b>4,592.72</b>	<b>(617.00)</b>	<b>5,209.72</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
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
<b>Total Reserve Revenue</b>	<b>12,478.94</b>	<b>9,731.00</b>	<b>110,221.90</b>	<b>125,510.00</b>	<b>(15,288.10)</b>	<b>144,972.00</b>
<b>RESERVE EXPENSES</b>						
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
<b>Total Reserve Expenses</b>	<b>12,478.94</b>	<b>9,731.00</b>	<b>110,221.90</b>	<b>125,510.00</b>	<b>15,288.10</b>	<b>144,972.00</b>
<b>RESERVE SURPLUS(DEFICIT)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET SURPLUS(DEFICIT)</b>	<b>(21.46)</b>	<b>335.00</b>	<b>4,592.72</b>	<b>(617.00)</b>	<b>5,209.72</b>	<b>0.00</b>