

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

ASSETS

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$39,460.54	
Reserve Savings B of A	\$362,669.90	
Account Receivable (HOA Fees)	\$951.87	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,568.28	
Due (to) from Reserves	\$45,925.29	
Total Current Assets		<u>454,926.58</u>
Total Assets		<u><u>454,926.58</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$793.69	
Accrued Liabilities	(\$999.00)	
Pre-Paid Fees	\$3,784.64	
Due to (from) Reserves	\$45,925.29	
Contract Liabilities	\$309,880.59	
Total Current Liabilities		<u>359,385.21</u>
Total Liabilities		<u>359,385.21</u>
Equity		
Reserves	\$92,777.84	
Retained Earnings	(\$2,925.18)	
Net Income	\$5,688.71	
Total Equity		<u>95,541.37</u>
Total Liabilities & Equity		<u><u>454,926.58</u></u>

HOA-Village at Oasis
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	\$1,808.10	\$1,808.00	\$19,889.10	\$19,888.00	\$1.10	\$21,693.00
Late Charge Income	44.69	50.00	291.57	550.00	(258.43)	600.00
Interest Income	2.98	10.00	30.36	110.00	(79.64)	120.00
Total Operating Revenue	1,855.77	1,868.00	20,211.03	20,548.00	(336.97)	22,413.00
OPERATING EXPENSES						
Bank Service Charges	0.00	10.00	(4.20)	114.00	118.20	124.00
Insurance	48.75	49.00	536.25	539.00	2.75	588.00
Insurance:Workers Comp	(460.33)	66.00	460.83	726.00	265.17	792.00
Insurance:D&O	152.67	258.00	1,892.61	2,736.00	843.39	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	118.69	150.00	249.07	400.00	150.93	400.00
Professional Fees:Legal Fees	0.00	200.00	1,108.75	2,200.00	1,091.25	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	9,900.00	9,900.00	0.00	10,800.00
Total Operating Expenses	759.78	1,633.00	14,522.32	20,930.00	6,407.68	22,413.00
OPERATING SURPLUS (DEFICIT)	1,095.99	235.00	5,688.71	(382.00)	6,070.71	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	107,040.34	107,041.00	(0.66)	116,772.00
W/D from Reserves	1,350.00	0.00	14,262.50	28,200.00	(13,937.50)	28,200.00
Total Reserve Revenue	11,080.94	9,731.00	121,302.84	135,241.00	(13,938.16)	144,972.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	107,040.34	107,041.00	0.66	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	0.00	0.00	2,170.00	1,000.00	(1,170.00)	1,000.00
Wood Beam Repair	1,350.00	0.00	2,345.00	15,000.00	12,655.00	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	0.00	0.00	1,500.00	0.00	(1,500.00)	0.00
Total Reserve Expenses	11,080.94	9,731.00	121,302.84	135,241.00	13,938.16	144,972.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	1,095.99	235.00	5,688.71	(382.00)	6,070.71	0.00