

HOA-Village at Oasis  
Balance Sheet  
For the Two Months Ending February 28, 2026

**ASSETS**

Current Assets		
Operating Checking B of A	\$5,100.70	
Operating Savings B of A	\$17,231.47	
Reserve Savings B of A	\$391,786.55	
Account Receivable (HOA Fees)	\$961.19	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,555.01	
Due (to) from Reserves	\$7,739.11	
Total Current Assets	<u>\$7,739.11</u>	<u>423,874.03</u>
Total Assets		<u><u>423,874.03</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Accounts Payable	\$2,228.00	
Pre-Paid Fees	\$7,351.55	
Due to (from) Reserves	\$7,739.11	
Contract Liabilities	\$309,880.59	
Total Current Liabilities	<u>\$309,880.59</u>	<u>327,199.25</u>
Total Liabilities		<u>327,199.25</u>
Equity		
Reserves	\$97,430.66	
Retained Earnings	(\$549.80)	
Net Income	(\$206.08)	
Total Equity	<u>(\$206.08)</u>	<u>96,674.78</u>
Total Liabilities & Equity		<u><u>423,874.03</u></u>

HOA-Village at Oasis  
Income Statement  
For the Two Months Ending February 28, 2026

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$1,808.10	\$1,808.00	\$3,616.20	\$3,616.00	\$0.20	\$21,693.00
Late Charge Income	12.34	50.00	34.68	100.00	(65.32)	600.00
Interest Income	3.06	10.00	6.22	20.00	(13.78)	120.00
<b>Total Operating Revenue</b>	<b>1,823.50</b>	<b>1,868.00</b>	<b>3,657.10</b>	<b>3,736.00</b>	<b>(78.90)</b>	<b>22,413.00</b>
<b>OPERATING EXPENSES</b>						
Bank Service Charges	0.00	8.00	0.00	28.00	28.00	124.00
Insurance	48.75	49.00	97.50	98.00	0.50	588.00
Insurance:Workers Comp	65.67	66.00	131.34	132.00	0.66	792.00
Insurance:D&O	152.67	153.00	305.34	306.00	0.66	2,043.00
Annual Meeting	558.50	0.00	558.50	0.00	(558.50)	1,345.00
Postage And Delivery	0.00	0.00	0.00	0.00	0.00	200.00
Professional Fees:Legal Fees	0.00	293.00	250.00	586.00	336.00	3,521.00
Office Expenses	18.00	0.00	18.00	0.00	(18.00)	0.00
Professional Fees:Accounting	0.00	0.00	0.00	0.00	0.00	3,000.00
VI MANAGEMENT	900.00	900.00	1,800.00	1,800.00	0.00	10,800.00
<b>Total Operating Expenses</b>	<b>1,743.59</b>	<b>1,469.00</b>	<b>3,160.68</b>	<b>2,950.00</b>	<b>(210.68)</b>	<b>22,413.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>79.91</b>	<b>399.00</b>	<b>496.42</b>	<b>786.00</b>	<b>(289.58)</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	19,461.88	19,462.00	(0.12)	116,772.00
W/D from Reserves	540.00	0.00	23,935.00	96,850.00	(72,915.00)	96,850.00
<b>Total Reserve Revenue</b>	<b>10,270.94</b>	<b>9,731.00</b>	<b>43,396.88</b>	<b>116,312.00</b>	<b>(72,915.12)</b>	<b>213,622.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	19,461.88	19,462.00	0.12	116,772.00
Roofs	540.00	0.00	237.50	7,150.00	6,912.50	7,150.00
Roofs-Cleaning	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Tile/Stucco Repairs	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Painting Exterior	0.00	0.00	24,400.00	69,700.00	45,300.00	69,700.00
Wood Beam Repair	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
<b>Total Reserve Expenses</b>	<b>10,270.94</b>	<b>9,731.00</b>	<b>44,099.38</b>	<b>116,312.00</b>	<b>72,212.62</b>	<b>213,622.00</b>
<b>RESERVE SURPLUS(DEFICIT)</b>	<b>0.00</b>	<b>0.00</b>	<b>(702.50)</b>	<b>0.00</b>	<b>(702.50)</b>	<b>0.00</b>
<b>NET SURPLUS(DEFICIT)</b>	<b>79.91</b>	<b>399.00</b>	<b>(206.08)</b>	<b>786.00</b>	<b>(992.08)</b>	<b>0.00</b>