

HOA-Village at Oasis  
Balance Sheet  
For the Three Months Ending March 31, 2026

**ASSETS**

|                                 |                   |                          |
|---------------------------------|-------------------|--------------------------|
| Current Assets                  |                   |                          |
| Operating Checking B of A       | \$5,070.70        |                          |
| Operating Savings B of A        | \$25,398.69       |                          |
| Reserve Savings B of A          | \$391,059.88      |                          |
| Account Receivable (HOA Fees)   | \$354.24          |                          |
| Allowance for Doubtful Accounts | (\$500.00)        |                          |
| Prepaid Expenses                | \$1,288.00        |                          |
| Due (to) from Reserves          | \$16,758.03       |                          |
| Total Current Assets            | <u>439,429.54</u> | <u>439,429.54</u>        |
| Total Assets                    |                   | <u><u>439,429.54</u></u> |

**LIABILITIES AND EQUITY**

|                            |                   |                          |
|----------------------------|-------------------|--------------------------|
| Current Liabilities        |                   |                          |
| Pre-Paid Fees              | \$5,960.78        |                          |
| Due to (from) Reserves     | \$16,758.03       |                          |
| Contract Liabilities       | \$309,880.59      |                          |
| Total Current Liabilities  | <u>332,599.40</u> | <u>332,599.40</u>        |
| Total Liabilities          |                   | <u>332,599.40</u>        |
| Equity                     |                   |                          |
| Reserves                   | \$106,971.60      |                          |
| Retained Earnings          | (\$549.80)        |                          |
| Net Income                 | \$408.34          |                          |
| Total Equity               | <u>106,830.14</u> | <u>106,830.14</u>        |
| Total Liabilities & Equity |                   | <u><u>439,429.54</u></u> |

HOA-Village at Oasis  
Income Statement  
For the Three Months Ending March 31, 2026

|                                    | Current<br>Actual | Current<br>Budget | YTD<br>Actual    | YTD<br>Budget     | YTD<br>Variance    | Total<br>Budget   |
|------------------------------------|-------------------|-------------------|------------------|-------------------|--------------------|-------------------|
| <b>OPERATING REVENUE</b>           |                   |                   |                  |                   |                    |                   |
| Assessment Income                  | \$1,808.10        | \$1,808.00        | \$5,424.30       | \$5,424.00        | \$0.30             | \$21,693.00       |
| Late Charge Income                 | 0.00              | 50.00             | 34.68            | 150.00            | (115.32)           | 600.00            |
| Interest Income                    | 3.33              | 10.00             | 9.55             | 30.00             | (20.45)            | 120.00            |
| <b>Total Operating Revenue</b>     | <b>1,811.43</b>   | <b>1,868.00</b>   | <b>5,468.53</b>  | <b>5,604.00</b>   | <b>(135.47)</b>    | <b>22,413.00</b>  |
| <b>OPERATING EXPENSES</b>          |                   |                   |                  |                   |                    |                   |
| Bank Service Charges               | 30.00             | 8.00              | 30.00            | 36.00             | 6.00               | 124.00            |
| Insurance                          | 48.75             | 49.00             | 146.25           | 147.00            | 0.75               | 588.00            |
| Insurance:Workers Comp             | 65.63             | 66.00             | 196.97           | 198.00            | 1.03               | 792.00            |
| Insurance:D&O                      | 152.63            | 153.00            | 457.97           | 459.00            | 1.03               | 2,043.00          |
| Annual Meeting                     | 0.00              | 1,345.00          | 558.50           | 1,345.00          | 786.50             | 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           | 879.00            | 629.00             | 3,521.00          |
| Office Expenses                    | 0.00              | 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            | 2,700.00         | 2,700.00          | 0.00               | 10,800.00         |
| <b>Total Operating Expenses</b>    | <b>1,197.01</b>   | <b>2,814.00</b>   | <b>4,357.69</b>  | <b>5,764.00</b>   | <b>1,406.31</b>    | <b>22,413.00</b>  |
| <b>OPERATING SURPLUS (DEFICIT)</b> | <b>614.42</b>     | <b>(946.00)</b>   | <b>1,110.84</b>  | <b>(160.00)</b>   | <b>1,270.84</b>    | <b>0.00</b>       |
| <b>RESERVE REVENUE</b>             |                   |                   |                  |                   |                    |                   |
| Reserve Assessment Income          | 9,730.94          | 9,731.00          | 29,192.82        | 29,193.00         | (0.18)             | 116,772.00        |
| W/D from Reserves                  | 190.00            | 0.00              | 24,125.00        | 96,850.00         | (72,725.00)        | 96,850.00         |
| <b>Total Reserve Revenue</b>       | <b>9,920.94</b>   | <b>9,731.00</b>   | <b>53,317.82</b> | <b>126,043.00</b> | <b>(72,725.18)</b> | <b>213,622.00</b> |
| <b>RESERVE EXPENSES</b>            |                   |                   |                  |                   |                    |                   |
| Contribution to Reserves           | 9,730.94          | 9,731.00          | 29,192.82        | 29,193.00         | 0.18               | 116,772.00        |
| Roofs                              | 190.00            | 0.00              | 427.50           | 7,150.00          | 6,722.50           | 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>9,920.94</b>   | <b>9,731.00</b>   | <b>54,020.32</b> | <b>126,043.00</b> | <b>72,022.68</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>614.42</b>     | <b>(946.00)</b>   | <b>408.34</b>    | <b>(160.00)</b>   | <b>568.34</b>      | <b>0.00</b>       |