

HOA-Village at Oasis
Balance Sheet
For the Four Months Ending April 30, 2024

ASSETS

Current Assets		
Operating Checking B of A	(\$7,918.68)	
Operating Savings B of A	\$566.99	
Reserve Savings B of A	\$282,350.17	
Accounts Receivable	\$14,874.10	
Account Receivable (HOA Fees)	\$1,185.89	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$4,225.33	
Due (to) from Reserves	\$9,018.92	
Total Current Assets	<u>303,802.72</u>	<u>303,802.72</u>
Total Assets		<u><u>303,802.72</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accrued Liabilities	\$25,000.00	
Pre-Paid Fees	\$7,370.29	
Due to (from) Reserves	\$9,018.92	
Total Current Liabilities	<u>41,389.21</u>	<u>41,389.21</u>
Total Liabilities		<u>41,389.21</u>
Equity		
Reserves	\$265,664.17	
Retained Earnings	(\$4,911.39)	
Net Income	\$1,660.73	
Total Equity	<u>262,413.51</u>	<u>262,413.51</u>
Total Liabilities & Equity		<u><u>303,802.72</u></u>

HOA-Village at Oasis
Income Statement
For the Four Months Ending April 30, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$7,878.56	\$7,880.00	(\$1.44)	\$23,640.00
Late Charge Income	23.24	50.00	128.39	200.00	(71.61)	600.00
Interest Income	2.18	10.00	9.28	40.00	(30.72)	120.00
Total Operating Revenue	1,995.06	2,030.00	8,016.23	8,120.00	(103.77)	24,360.00
OPERATING EXPENSES						
Bank Service Charges	0.00	8.00	0.00	44.00	44.00	124.00
Insurance	48.75	49.00	195.00	196.00	1.00	588.00
Insurance:Workers Comp	66.17	0.00	257.27	0.00	(257.27)	400.00
Insurance:D&O	223.75	113.00	574.47	452.00	(122.47)	1,492.00
Annual Meeting	0.00	0.00	1,153.76	1,200.00	46.24	1,200.00
Postage And Delivery	0.00	50.00	0.00	200.00	200.00	400.00
Professional Fees:Legal Fees	0.00	416.00	575.00	1,664.00	1,089.00	5,000.00
Professional Fees:Accounting	0.00	0.00	0.00	0.00	0.00	2,800.00
VI MANAGEMENT	1,800.00	900.00	3,600.00	3,600.00	0.00	10,800.00
Total Operating Expenses	2,138.67	1,536.00	6,355.50	7,356.00	1,000.50	22,804.00
OPERATING SURPLUS (DEFICIT)	(143.61)	494.00	1,660.73	764.00	896.73	1,556.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	38,923.76	38,924.00	(0.24)	116,772.00
W/D from Reserves	15,679.00	0.00	39,928.46	69,578.00	(29,649.54)	69,578.00
Total Reserve Revenue	25,409.94	9,731.00	78,852.22	108,502.00	(29,649.78)	186,350.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	38,923.76	38,924.00	0.24	116,772.00
Roofs	0.00	0.00	4,340.00	51,028.00	46,688.00	51,028.00
Decks, Beams, Columns	14,369.00	0.00	34,278.46	15,000.00	(19,278.46)	15,000.00
Shut-Off Valves	1,310.00	0.00	1,310.00	2,550.00	1,240.00	2,550.00
Tile/Stucco Repairs	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Total Reserve Expenses	25,409.94	9,731.00	78,852.22	108,502.00	29,649.78	186,350.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(143.61)	494.00	1,660.73	764.00	896.73	1,556.00