

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

**ASSETS**

Current Assets		
Bank of America	\$20,587.52	
Reserve Account	\$711,697.45	
Reserve Savings	\$514,688.24	
Accounts Receivable, Dues	\$5,910.54	
Due (to) from Reserves	<u>\$58,615.93</u>	
Total Current Assets		<u>1,311,499.68</u>
Other Assets		
Prepaid Expenses	<u>\$98,529.43</u>	
Total Other Assets		<u>98,529.43</u>
TOTAL ASSETS		<u><u>1,410,029.11</u></u>

**LIABILITIES AND CAPITAL**

Current Liabilities		
Taxes Payable-Landscape	(\$2,050.00)	
Accounts Payable	\$22,646.59	
Prepaid Dues	\$32,113.12	
Due to (from) Reserves	<u>\$58,615.93</u>	
Total Current Liabilities		<u>111,325.64</u>
Total Liabilities		<u>111,325.64</u>
Capital		
Reserves	\$1,296,446.60	
Net Income	<u>\$2,256.87</u>	
Total Capital		<u>1,298,703.47</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,410,029.11</u></u>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$114,399.62	\$114,400.00	\$457,598.48	\$457,600.00	(\$1.52)	\$1,372,798.00
Interest Income	5.97	12.00	23.29	48.00	(24.71)	144.00
Late Charge Income	40.33	0.00	212.11	0.00	212.11	0.00
Contribution from VI	1,834.00	1,834.00	7,336.00	7,336.00	0.00	22,008.00
<b>Total Operating Revenue</b>	<b>116,279.92</b>	<b>116,246.00</b>	<b>465,169.88</b>	<b>464,984.00</b>	<b>185.88</b>	<b>1,394,950.00</b>
<b>OPERATING EXPENSES</b>						
<b>Payroll &amp; Insurance</b>						
Workmans Comp Ins	0.00	50.00	0.00	200.00	200.00	600.00
Workers Comp/Misc	6.21	0.00	786.48	0.00	(786.48)	0.00
<b>Total Payroll &amp; Ins Exp</b>	<b>6.21</b>	<b>50.00</b>	<b>786.48</b>	<b>200.00</b>	<b>(586.48)</b>	<b>600.00</b>
<b>General &amp; Administrative</b>						
Management Fee	1,150.00	1,850.00	7,400.00	7,400.00	0.00	22,200.00
Bank Fees	0.00	0.00	30.00	0.00	(30.00)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	4,800.00	5,600.00	800.00	16,900.00
Professional Fees, Acctg	0.00	0.00	744.36	2,900.00	2,155.64	4,800.00
Annual Meeting	0.00	1,700.00	590.50	1,700.00	1,109.50	1,700.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	565.82	200.00	(365.82)	600.00
Legal Expenses	663.00	700.00	988.00	2,800.00	1,812.00	13,700.00
Contract Security	2,000.00	2,000.00	8,000.00	8,000.00	0.00	24,000.00
Insurance-Liability	4,267.31	3,073.95	12,285.23	11,092.60	(1,192.63)	35,684.20
Insurance-Property	29,474.51	11,954.00	65,335.28	47,816.00	(17,519.28)	157,792.80
Insurance-Dir & Officers	116.62	134.60	467.38	485.60	18.22	1,562.00
<b>Total General &amp; Admin Exp</b>	<b>38,871.44</b>	<b>22,862.55</b>	<b>101,206.57</b>	<b>88,694.20</b>	<b>(12,512.37)</b>	<b>286,739.00</b>
<b>Repairs &amp; Maintenance</b>						
Contract Pest Control	1,560.00	1,560.00	6,540.00	6,240.00	(300.00)	18,720.00
Pool & Jacuzzi Supplies	0.00	400.00	0.00	1,600.00	1,600.00	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	30,000.00	30,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,025.39	1,200.00	174.61	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	500.00	0.00	2,000.00	2,000.00	6,000.00
Repair/Maint-Pool/Spa	0.00	500.00	129.48	2,000.00	1,870.52	6,000.00
Supplies-Exterior Lights	0.00	250.00	919.85	1,000.00	80.15	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	1,027.23	340.00	(687.23)	1,020.00
Contract Svc.-Landscaping	29,905.00	29,339.00	119,740.00	117,356.00	(2,384.00)	353,068.00
Landscape Supplies	0.00	100.00	0.00	400.00	400.00	1,200.00
<b>Total Repairs &amp; Maint Exp</b>	<b>38,965.00</b>	<b>40,234.00</b>	<b>159,381.95</b>	<b>162,136.00</b>	<b>2,754.05</b>	<b>485,008.00</b>
<b>Utilities</b>						
Cable	6,522.59	6,500.00	26,039.80	26,000.00	(39.80)	78,000.00
Electricity	8,039.40	9,287.00	37,905.54	43,691.00	5,785.46	138,074.00
Garbage	6,669.68	6,000.00	26,678.72	24,000.00	(2,678.72)	72,000.00
Gas	15,073.63	16,183.00	77,289.80	143,577.00	66,287.20	191,827.00
Sewer/Water	10,852.80	10,344.00	33,624.51	36,276.00	2,651.49	134,202.00
<b>Total Utilities</b>	<b>47,158.10</b>	<b>48,314.00</b>	<b>201,538.37</b>	<b>273,544.00</b>	<b>72,005.63</b>	<b>614,103.00</b>
<b>Total Operating Expenses</b>	<b>125,000.75</b>	<b>111,460.55</b>	<b>462,913.37</b>	<b>524,574.20</b>	<b>61,660.83</b>	<b>1,386,450.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>(8,720.83)</b>	<b>4,785.45</b>	<b>2,256.51</b>	<b>(59,590.20)</b>	<b>61,846.71</b>	<b>8,500.00</b>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>RESERVE REVENUE</b>						
Reserve Contribution Income	24,000.09	24,000.00	96,000.36	96,000.00	0.36	288,000.00
Reserve Interest Income	2,196.26	0.00	8,237.50	0.00	8,237.50	0.00
W/D from Reserves	21,594.55	0.00	87,604.28	695,400.00	(607,795.72)	697,660.00
<b>Total Reserve Revenue</b>	<b>47,790.90</b>	<b>24,000.00</b>	<b>191,842.14</b>	<b>791,400.00</b>	<b>(599,557.86)</b>	<b>985,660.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	24,000.00	24,000.00	96,000.00	96,000.00	0.00	288,000.00
Interest Contribution to Reserves	2,196.26	0.00	8,237.50	0.00	(8,237.50)	0.00
Access System	0.00	0.00	328.79	0.00	(328.79)	0.00
Security Equipment	0.00	0.00	262.50	0.00	(262.50)	0.00
Pool & Spa	6,053.78	0.00	48,334.97	275,650.00	227,315.03	275,650.00
Pool Furniture	2,608.27	0.00	2,608.27	40,150.00	37,541.73	40,150.00
Pool/Spa Resurface	980.50	0.00	980.50	0.00	(980.50)	0.00
Pool/Pond Filters/Pump	0.00	0.00	4,800.00	0.00	(4,800.00)	0.00
Ground Lights	0.00	0.00	1,616.70	0.00	(1,616.70)	0.00
Asphalt & Concrete	0.00	0.00	0.00	20,500.00	20,500.00	20,500.00
Signage Program	0.00	0.00	140.55	0.00	(140.55)	0.00
Tennis Courts	5,610.00	0.00	5,985.00	40,000.00	34,015.00	40,000.00
Landscape & Irrigation	1,320.00	0.00	8,615.00	29,100.00	20,485.00	29,100.00
Concrete Repairs	760.00	0.00	8,295.00	0.00	(8,295.00)	0.00
Electrical	0.00	0.00	0.00	75,000.00	75,000.00	75,000.00
Reserve Study	2,110.00	0.00	2,110.00	0.00	(2,110.00)	2,260.00
Drainage Remediation	0.00	0.00	1,375.00	0.00	(1,375.00)	0.00
Paint	0.00	0.00	0.00	13,000.00	13,000.00	13,000.00
Paint, Trash Enclosures	2,152.00	0.00	2,152.00	0.00	(2,152.00)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	175,500.00	175,500.00	175,500.00
Domestic Water	0.00	0.00	0.00	26,500.00	26,500.00	26,500.00
<b>Total Reserve Expenses</b>	<b>47,790.81</b>	<b>24,000.00</b>	<b>191,841.78</b>	<b>791,400.00</b>	<b>599,558.22</b>	<b>985,660.00</b>
<b>RESERVE SURPLUS (DEFICIT)</b>	<b>0.09</b>	<b>0.00</b>	<b>0.36</b>	<b>0.00</b>	<b>0.36</b>	<b>0.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(8,720.74)</b>	<b>4,785.45</b>	<b>2,256.87</b>	<b>(59,590.20)</b>	<b>61,847.07</b>	<b>8,500.00</b>