

**OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**Friday, March 29, 2024**  
**10:00 AM**

Directors in attendance: Lauris Bateman, Shannon Krutz, Bill Clifford,  
Kathy Dodds and Michal Smyth (virtual)

Management in attendance: Duane Rohrbaugh, April Molitoris

Guests in attendance: Numerous home owners as evidenced by roll call

**Called to Order**

Lauris Bateman called the meeting to order at 10:00 AM. A quorum was established with all board members in attendance.

*Recessed into Annual Meeting at 10:00 AM.*

*Board Meeting Reconvened at 10:10 AM.*

**Open Forum- Agenda Items**

No comments concerning agenda items were brought forward:

**Secretary's Report**

**Approval of Minutes**

*A motion was made and seconded approving the minutes for the board meeting held January, 16, 2024*

*S. Krutz (motion), K. Dodds (second), motion passed unanimously.*

**Disclosure of Executive Session**

For executive session for meeting held on March 29, 2024.

- Delinquency Review
- Contacts
- Legal

**Treasurers Report**

**Ratification of monthly financial review approval**

*A motion was made and seconded that the Board ratifies that a Board sub-committee has received and reviewed the Association financial statements for the months of December, 2023 through January, 2024, independent of a board meeting and in conformance with Civil Code §5500.*

*K. Dodds (motion), B. Clifford (second), motion passed unanimously.*

## Reserve Transfers

Ratification of approval for reserve fund transfers.

*A motion was made and seconded ratifying the approvals, made S. Krutz and K. Dodds, for a reserve fund transfer requested on 1/19/24 in the amount of \$34,811.81 for the following, with VI to reimburse the reserve fund for the JC Building expense of \$2,850*

<i>Patton Enterprises</i>	<i>\$ 1,225.00</i>	<i>Install Tomar strobe</i>
<i>Tropitone</i>	<i>695.47</i>	<i>final payment on pool furniture</i>
<i>KAPS, Inc.</i>	<i>24,137.36</i>	<i>pool and spas</i>
<i>JC Building Systems</i>	<i>2,850.00</i>	<i>foundation leak repair #58</i>
<i>Inland Lighting</i>	<i>745.63</i>	<i>LED lights</i>
<i>Asphalt MD</i>	<i>6,985.00</i>	<i>asphalt patching</i>
<i>PWLC (credits)</i>	<i>(1,425.00)</i>	<i>duplicate entry 11/28/23 request</i>
<i>PWLC (credits)</i>	<i>(351.65)</i>	<i>duplicate entry 12/19/23 request</i>

*B. Clifford (motion), M. Smyth (second), motion passed unanimously.*

*A motion was made and seconded ratifying the approvals, made by K. Dodds and L. Bateman, for a reserve fund transfer requested on 11/28/23, in the amount of \$4,926.65 for the following.*

<i>Rivera Roofing</i>	<i>\$ 450.00</i>	<i>Leak repair, unit 10</i>
<i>KAPS, Inc</i>	<i>2,400.00</i>	<i>Pool 4 pump repair</i>
<i>Patton Enterprises</i>	<i>300.00</i>	<i>Gate emergency service</i>
<i>PWLC</i>	<i>1,425.00</i>	<i>Tree removal at units 54, 135, and 109</i>
<i>PWLC</i>	<i>351.65</i>	<i>Irrigation repair</i>

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 12/19/23, in the amount of \$6,253.68 for the following*

<i>KAPS, Inc.</i>	<i>\$5,583.03</i>	<i>Pool and spa repairs/replacements</i>
<i>PWLC</i>	<i>710.65</i>	<i>Irrigation repairs</i>

*S. Krutz (motion), B. Clifford (second), motion passed unanimously.*

*A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 1/12/24, in the amount of \$7,435.50 for the following*

<i>JC Building</i>	<i>\$ 1,065.50</i>	<i>install &amp; repair fencing at Pool 8</i>
<i>JC Building</i>	<i>1,473.50</i>	<i>Unit 155 concrete</i>
<i>JC Building</i>	<i>3,646.50</i>	<i>Unit 151 concrete deposit</i>
<i>JC Building</i>	<i>1,250.00</i>	<i>Unit 151 concrete garage repairs</i>

*B. Clifford (motion), S. Krutz (second), motion passed unanimously.*

*A motion was made and seconded ratifying the approvals, made by S. Krutz and K. Dodds, for a reserve fund transfer requested on 1/22/24, in the amount of \$2,962.00 for the following*

<i>KAPS, Inc.</i>	<i>\$2,400.00</i>	<i>Pool 3 circulation pump</i>
<i>VI/Alarms Baja Security</i>	<i>262.00</i>	<i>Deposit for hard drive</i>
<i>Patton</i>	<i>300.00</i>	<i>gate emergency call/barrier gate stuck open</i>

*S. Krutz (motion), B. Clifford (second), motion passed unanimously.*

**Review of December, 2023 and January, 2024 financial statements**

Unaudited 2023 financials December, 2023 and January, 2024, as presented to the board, are attached to the minutes.

**Management Report**

The management report is attached to the minutes.

**Upcoming Projects**

Oasis Villa Resort Homeowners Association  
Projects Submitted for March 29, 2024 Meeting

Project Description	Vendor	Proposal Amount	Bdgt (Y/N)	Budget Category
Replace Concrete at Units 136/137 Walkway	JC Building	1,520.00	Y	Concrete Repair 0109-61110-6410
Concrete Grinding	JC Building & BPR	32,220.00	N	Concrete Repair 0109-61110-6410
Pool 3- Replacing 10 feet of rusted Iron Fence	JC Building	960.00	N	Pool Fencing - 0109-61110-6334
Pickleball Court Conversion to Two Courts	Courtmaster	11,220.00	Y	Tennis Courts- 0109-61110-6389
Sport courts, LED Lights, Fencing, Pool Painting	JC Building Systems	Pending	Y	Tennis Courts- 0109-61110-6389
Pool 4 RFP total redo	Master Pools/Cooper Coating	Pending	Y	Need GC- Pool & Spa 0109-61110-6334
Paint trash enclosure Interior Curb	Ivan	2,152.00	N	Paint Trash Enclosures 0109-61110-6471
Add directional signage showing trash entrance	Sign Works	980.50	N	Signage - 0109-61110-6385
E. Palm Canyon fountain landscaping	PWLC	VI project	Y	Landscape/Irrigation 0109-61110-6404
Replace inoperable exit camera	ABS Security	430.00	N	Security Equip - 0109-61110-6330
Unit 126 tree removal	PWLC	975.00	Y	Landscape/Irrigation 0109-61110-6404
Tree removals at units 55,73,79,179, (2) at 177	PWLC	1,930.00	Y	Landscape/Irrigation 0109-61110-6404
Install handrail on steps to Pickleball Court	JC Building	750.00	Y	Tennis Courts- 0109-61110-6389

Clean spa tile (not #3 & #4)	Kyle Tile	8,240.00	Y	Pool/Spa 0109-61110-6334
Run new electric at entrance pedestal lights and replace with new	JC Building	Pending		

### Project Approvals

*A motion was made and seconded to approve JC Building to replace walkway concrete at units 136/137 for an amount of \$1,520.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded to approve JC Building and BPR to complete concrete grinding in specified areas for an amount of \$32,220.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was and seconded to approve JC Building to replace 10 feet of rusted iron fencing at Pool 3 for at amount \$960.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded approving Courtmaster to reseal and stripe Wimbledon Court converting this court to two pickle ball courts for an amount of \$11,220.00.*

*B. Clifford (motion), S. Krutz (second), motion passed unanimously.*

*A motion was made and seconded to approve JC Building Systems to approve JC Building to paint trash enclosure interior curbs for an amount of \$2,152.*

*S. Krutz (motion), M. Smyth (second), motion passed unanimously.*

*A motion was made and seconded approving Sign Works to add directional signage on trash enclosures for an amount of \$980.50.*

*S. Krutz (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded approving ABS Security to replace inoperable exit camera for an amount of \$430.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded approving PWLC to remove a tree near Unit 126 for an amount of \$975.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

*A motion was made and seconded approving PWLC to remove trees at Units 55, 73, 79, 179, and two at 177 for an amount of \$1,930.*

*B. Clifford (motion), M. Smyth (second), motion passed unanimously.*

*A motion was made and seconded approving JC Building to install a stainless steel handrail on steps leading down to Grand Slam Court for an amount of \$750.*

*B. Clifford (motion), K. Dodds (motion), motion passed unanimously.*

*A motion was made and seconded approving Kyle Tile to clean tiles in all spas, with the exception of spas located in pool areas #3 and #4, for an amount of \$8,240.*

*B. Clifford (motion), s. Krutz (second), motion passed unanimously.*

All other projects on the list are in a pending status, waiting for additional information.

### **Architectural Committee Report**

*A motion was made and seconded accepting the Architectural Committee report.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

### **Continuing Business**

#### **Straw Poll Results**

A survey was sent to all Village at Oasis owners with known email addresses with the following questions and results of the survey.

1. Would you like to see one of the tennis courts dedicated to pickleball?

Results: 32 affirmative, 9 negative

2. If yes, would you be in favor of converting the Wimbledon Court (the court that would least affect people with noise and is the first court as you enter the property-across from Units 171-180)

Results: 32 affirmative, 5 negative.

### **Adoption of Stepping Stone Rule**

*With no comments received during the 28-day comment period, a motion was made and seconded, adopting the following Stepping Stone Rule Change*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

“All stepping stones placed in common area must first be approved by the Architectural Committee. If approved by Committee, stepping stones should be buried in turf, flush with surrounding ground level. The stones are to be placed at owners’ expense with regards to material, labor and maintenance.”

Upon adoption of this Rule, management will conduct an inspection identifying **existing** stepping stones and will provide the owner with a letter, grandfathering the approval of the existing stones, or if out of compliance with the stone placement, a letter requesting that owner bury the stones to meet the Rules and Regulations requirement or removal of the stones. To limit liability, stepping stones placed in limited common area should also be buried in turf, flush with surrounding ground level.

### **New Business**

#### **Architectural Committee**

*A motion was made approving the following owners to serve on the Architectural Committee*

*Lauris Bateman (chair)*

*Trent Hofferber*

*Susan Rosenbloom*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

### **Lighting Inspection**

*A motion was made approving Ernest's Electric to perform bi-monthly lighting inspections, to include inspection and labor, during the evening hours (after dark) with a month-to-month contract at a cost of \$1,400 per month.*

*B. Clifford (motion), S. Krutz (second), motion passed unanimously.*

### **Management Contract**

With no notice given by either party the Management Contract with Vacation Internationale, Inc (dba VI Resorts) automatically renews.

### **Insurance Renewal**

*A motion to approve the renewal of the HOA insurance, with the exception of property insurance, is approved at an increase of 63.42%.*

*S. Krutz (motion), K. Dodds (second), motion approved unanimously.*

*A motion was made and seconded approving borrowing from the reserve to pay the insurance premium with the reserve to be repaid within a one-year period of time.*

*B. Clifford (motion), K. Dodds (second), motion approved unanimously.*

### **Open Forum**

The following comments were brought forward:


- Formation of committee for amendment of the CC & R's.
- Provisions of VI ability to extend lease


### **Adjournment**

*A motion was made and seconded to adjourn the meeting at 11:26 am.*

*B. Clifford (motion), K. Dodds (second), motion passed unanimously.*

I hereby certify, as the Secretary of the above-named Association, that the foregoing minutes were approved as the minutes of the Oasis Villa Resort Homeowners Association Board Meeting held on March 29, 2024.

  
\_\_\_\_\_  
Bill Clifford, Secretary

  
\_\_\_\_\_  
Date

HOA-Oasis Villa  
Balance Sheet  
For the Twelve Months Ending December 31, 2023

**ASSETS**

Current Assets		
Bank of America	\$78,781.90	
Reserve Account	\$599,844.10	
Reserve Savings	\$506,450.74	
Accounts Receivable, Dues	\$2,396.80	
Accounts Receivable Misc	\$1,605.00	
Due (to) from Reserves	<u>\$172,637.34</u>	
Total Current Assets		<u>1,361,715.88</u>
Other Assets		
Prepaid Expenses	<u>\$127,137.62</u>	
Total Other Assets		<u>127,137.62</u>
TOTAL ASSETS		<u><u>1,488,853.50</u></u>

**LIABILITIES AND CAPITAL**

Current Liabilities		
Accounts Payable	\$23,198.75	
Prepaid Dues	\$13,262.03	
Other Payables	\$300.00	
Due to (from) Reserves	<u>\$172,637.34</u>	
Total Current Liabilities		<u>209,398.12</u>
Total Liabilities		<u>209,398.12</u>
Capital		
Reserves	\$1,244,734.04	
Retained Earnings	(\$1,154.91)	
Net Income	<u>\$35,876.25</u>	
Total Capital		<u>1,279,455.38</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,488,853.50</u></u>

HOA-Oasis Villa  
Income Statement  
For the Twelve Months Ending December 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$107,399.15	\$107,395.00	\$1,288,789.80	\$1,288,795.00	(\$5.20)	\$1,288,795.00
Interest Income	5.04	12.00	92.59	144.00	(51.41)	144.00
Late Charge Income	31.91	0.00	569.04	0.00	569.04	0.00
Contribution from VI	1,654.00	1,654.00	19,848.00	19,848.00	0.00	19,848.00
<b>Total Operating Revenue</b>	<b>109,090.10</b>	<b>109,061.00</b>	<b>1,309,299.43</b>	<b>1,308,787.00</b>	<b>512.43</b>	<b>1,308,787.00</b>
<b>OPERATING EXPENSES</b>						
<b>Payroll &amp; Insurance</b>						
Contract Svc. Common Area	(1,109.20)	0.00	141.00	0.00	(141.00)	0.00
Workers Comp/Misc	260.09	25.00	2,361.86	300.00	(2,061.86)	300.00
<b>Total Payroll &amp; Ins Exp</b>	<b>(849.11)</b>	<b>25.00</b>	<b>2,502.86</b>	<b>300.00</b>	<b>(2,202.86)</b>	<b>300.00</b>
<b>General &amp; Administrative</b>						
Management Fee	1,850.00	1,850.00	22,200.00	22,200.00	0.00	22,200.00
Bank Fees	0.00	0.00	424.80	0.00	(424.80)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	14,400.00	16,900.00	2,500.00	16,900.00
Professional Fees, Acctg	0.00	0.00	5,979.21	6,400.00	420.79	6,400.00
License/Inspection Fees	1,440.00	0.00	8,614.00	7,800.00	(814.00)	7,800.00
Miscellaneous	187.06	50.00	523.98	600.00	76.02	600.00
On-site Administration	0.00	0.00	1,146.03	0.00	(1,146.03)	0.00
Legal Expenses	325.00	700.00	1,525.00	13,700.00	12,175.00	13,700.00
Contract Security	2,000.00	2,000.00	24,000.00	24,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	18,000.00	31,283.15	210,000.00	178,716.85	210,000.00
Insurance Claims	0.00	0.00	(3,100.00)	0.00	3,100.00	0.00
Insurance-Property	11,953.59	0.00	143,443.20	0.00	(143,443.20)	0.00
Insurance-Dir & Officers	116.92	200.00	1,390.53	2,284.00	893.47	2,284.00
<b>Total General &amp; Admin Exp</b>	<b>21,745.21</b>	<b>24,200.00</b>	<b>251,829.90</b>	<b>303,884.00</b>	<b>52,054.10</b>	<b>303,884.00</b>
<b>Repairs &amp; Maintenance</b>						
Contract Pest Control	702.00	163.00	6,887.75	2,000.00	(4,887.75)	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	3,056.01	4,800.00	1,743.99	4,800.00
Contract Pool Jacuzzi	(15,000.00)	7,500.00	90,000.00	90,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,021.01	1,000.00	(21.01)	1,000.00
Repair/Maint-Driveways/Rds	0.00	100.00	0.00	1,200.00	1,200.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	135.00	1,200.00	1,065.00	1,200.00
Repair/Maint-Pipes/Sprinkler	(1,605.00)	850.00	5,005.77	10,200.00	5,194.23	10,200.00
Repair/Maint-Pool/Spa	0.00	1,000.00	5,909.43	12,000.00	6,090.57	12,000.00
Supplies-Exterior Lights	0.00	250.00	3,712.23	3,000.00	(712.23)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	1,020.00	1,020.00	1,020.00
Contract Svc.-Landscaping	28,211.00	28,000.00	338,532.00	336,000.00	(2,532.00)	336,000.00
Landscape Supplies	0.00	400.00	201.81	4,800.00	4,598.19	4,800.00
<b>Total Repairs &amp; Maint Exp</b>	<b>12,308.00</b>	<b>38,848.00</b>	<b>454,461.01</b>	<b>467,220.00</b>	<b>12,758.99</b>	<b>467,220.00</b>
<b>Utilities</b>						
Cable	5,957.76	5,200.00	71,911.17	62,400.00	(9,511.17)	62,400.00
Electricity	10,818.53	10,889.00	119,200.60	127,901.00	8,700.40	127,901.00
Garbage	6,670.67	4,800.00	68,387.58	57,600.00	(10,787.58)	57,600.00
Gas	9,291.39	22,160.00	179,107.38	137,836.00	(41,271.38)	137,836.00
Sewer/Water	7,947.31	8,185.44	126,026.88	131,646.00	5,619.12	131,646.00
<b>Total Utilities</b>	<b>40,685.66</b>	<b>51,234.44</b>	<b>564,633.61</b>	<b>517,383.00</b>	<b>(47,250.61)</b>	<b>517,383.00</b>
<b>Total Operating Expenses</b>	<b>73,889.76</b>	<b>114,307.44</b>	<b>1,273,427.38</b>	<b>1,288,787.00</b>	<b>15,359.62</b>	<b>1,288,787.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>35,200.34</b>	<b>(5,246.44)</b>	<b>35,872.05</b>	<b>20,000.00</b>	<b>15,872.05</b>	<b>20,000.00</b>



HOA-Oasis Villa  
Income Statement  
For the Twelve Months Ending December 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>RESERVE REVENUE</b>						
Reserve Contribution Income	22,000.35	22,000.00	264,004.20	264,000.00	4.20	264,000.00
Reserve Interest Income	1,967.05	0.00	6,750.74	0.00	6,750.74	0.00
W/D from Reserves	35,017.99	0.00	170,426.62	302,100.00	(131,673.38)	302,100.00
<b>Total Reserve Revenue</b>	<b>58,985.39</b>	<b>22,000.00</b>	<b>441,181.56</b>	<b>566,100.00</b>	<b>(124,918.44)</b>	<b>566,100.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	22,000.00	22,000.00	264,000.00	264,000.00	0.00	264,000.00
Interest Contribution to Reserves	6,750.74	0.00	6,750.74	0.00	(6,750.74)	0.00
Front Gate	0.00	0.00	543.30	0.00	(543.30)	0.00
Access System	450.00	0.00	3,400.00	0.00	(3,400.00)	0.00
Pool & Spa	1,637.36	0.00	34,368.36	90,600.00	56,231.64	90,600.00
Pool Area Fencing and Gates	0.00	0.00	14,800.00	0.00	(14,800.00)	0.00
Pool Furniture	0.00	0.00	21,966.91	18,000.00	(3,966.91)	18,000.00
Pool Heaters	0.00	0.00	260.00	0.00	(260.00)	0.00
Pool Salt Cells	22,500.00	0.00	22,500.00	0.00	(22,500.00)	0.00
Asphalt & Concrete	6,985.00	0.00	16,497.40	49,000.00	32,502.60	49,000.00
Signage Program	0.00	0.00	231.56	0.00	(231.56)	0.00
Roof Repair	0.00	0.00	450.00	0.00	(450.00)	0.00
Landscape & Irrigation	735.62	0.00	11,741.33	39,500.00	27,758.67	39,500.00
Electrical	0.00	0.00	2,406.00	0.00	(2,406.00)	0.00
Reserve Study	(150.00)	0.00	2,110.00	0.00	(2,110.00)	0.00
Beams-Dumpster Areas	0.00	0.00	10,240.00	0.00	(10,240.00)	0.00
Beams-Bus Stop	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Beams-Guard Shack	745.63	0.00	1,833.13	0.00	(1,833.13)	0.00
Lake Motors	(735.62)	0.00	1,202.63	0.00	(1,202.63)	0.00
Drainage Remediation	0.00	0.00	1,075.00	0.00	(1,075.00)	0.00
Fences, Gates, Walls	0.00	0.00	350.00	70,000.00	69,650.00	70,000.00
Domestic Water	2,850.00	0.00	21,951.00	35,000.00	13,049.00	35,000.00
<b>Total Reserve Expenses</b>	<b>63,768.73</b>	<b>22,000.00</b>	<b>441,177.36</b>	<b>566,100.00</b>	<b>124,922.64</b>	<b>566,100.00</b>
<b>RESERVE SURPLUS (DEFICIT)</b>	<b>(4,783.34)</b>	<b>0.00</b>	<b>4.20</b>	<b>0.00</b>	<b>4.20</b>	<b>0.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>30,417.00</b>	<b>(5,246.44)</b>	<b>35,876.25</b>	<b>20,000.00</b>	<b>15,876.25</b>	<b>20,000.00</b>

HOA-Oasis Villa  
Balance Sheet  
For the One Month Ending January 31, 2024

**ASSETS**

Current Assets		
Bank of America	\$46,800.76	
Reserve Account	\$700,488.28	
Reserve Savings	\$508,662.60	
Accounts Receivable, Dues	\$4,255.19	
Accounts Receivable Misc	\$1,963.00	
Due (to) from Reserves	\$62,798.97	
Total Current Assets		<u>1,324,968.80</u>
Other Assets		
Prepaid Expenses	\$108,549.89	
Total Other Assets		<u>108,549.89</u>
TOTAL ASSETS		<u><u>1,433,518.69</u></u>

**LIABILITIES AND CAPITAL**

Current Liabilities		
Accounts Payable	\$39,655.99	
Prepaid Dues	\$37,685.80	
Due to (from) Reserves	\$62,798.97	
Total Current Liabilities		<u>140,140.76</u>
Total Liabilities		<u>140,140.76</u>
Capital		
Reserves	\$1,291,237.43	
Net Income	\$2,140.50	
Total Capital		<u>1,293,377.93</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,433,518.69</u></u>

HOA-Oasis Villa  
Income Statement  
For the One Month Ending January 31, 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	\$114,399.62	\$114,400.00	(\$0.38)	\$1,372,798.00
Interest Income	5.50	12.00	5.50	12.00	(6.50)	144.00
Late Charge Income	48.99	0.00	48.99	0.00	48.99	0.00
Contribution from VI	1,834.00	1,834.00	1,834.00	1,834.00	0.00	22,008.00
<b>Total Operating Revenue</b>	<b>116,288.11</b>	<b>116,246.00</b>	<b>116,288.11</b>	<b>116,246.00</b>	<b>42.11</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	50.00	50.00	600.00
Workers Comp/Misc	260.09	0.00	260.09	0.00	(260.09)	0.00
<b>Total Payroll &amp; Ins Exp</b>	<b>260.09</b>	<b>50.00</b>	<b>260.09</b>	<b>50.00</b>	<b>(210.09)</b>	<b>600.00</b>
<b>General &amp; Administrative</b>						
Management Fee	1,850.00	1,850.00	1,850.00	1,850.00	0.00	22,200.00
Contract Svc. Accounting	1,200.00	1,400.00	1,200.00	1,400.00	200.00	16,900.00
Professional Fees, Acctg	0.00	0.00	0.00	0.00	0.00	4,800.00
Annual Meeting	0.00	0.00	0.00	0.00	0.00	1,700.00
License/Inspection Fees	0.00	0.00	0.00	0.00	0.00	7,800.00
Miscellaneous	18.00	50.00	18.00	50.00	32.00	600.00
Legal Expenses	0.00	700.00	0.00	700.00	700.00	13,700.00
Contract Security	2,000.00	2,000.00	2,000.00	2,000.00	0.00	24,000.00
Insurance-Liability	2,672.64	2,673.00	2,672.64	2,673.00	0.36	35,684.20
Insurance-Property	11,953.59	11,954.00	11,953.59	11,954.00	0.41	157,792.80
Insurance-Dir & Officers	116.92	117.00	116.92	117.00	0.08	1,562.00
<b>Total General &amp; Admin Exp</b>	<b>19,811.15</b>	<b>20,744.00</b>	<b>19,811.15</b>	<b>20,744.00</b>	<b>932.85</b>	<b>286,739.00</b>
<b>Repairs &amp; Maintenance</b>						
Contract Pest Control	1,560.00	1,560.00	1,560.00	1,560.00	0.00	18,720.00
Pool & Jacuzzi Supplies	0.00	400.00	0.00	400.00	400.00	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	7,500.00	7,500.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	1,200.00	0.00	1,200.00	1,200.00	1,200.00
Repair/Maint-Pipes/Sprinkler	0.00	500.00	0.00	500.00	500.00	6,000.00
Repair/Maint-Pool/Spa	129.48	500.00	129.48	500.00	370.52	6,000.00
Supplies-Exterior Lights	0.00	250.00	0.00	250.00	250.00	3,000.00
Supplies-Tennis/Basketball	1,027.23	85.00	1,027.23	85.00	(942.23)	1,020.00
Contract Svc.-Landscaping	30,025.00	29,339.00	30,025.00	29,339.00	(686.00)	353,068.00
Landscape Supplies	0.00	100.00	0.00	100.00	100.00	1,200.00
<b>Total Repairs &amp; Maint Exp</b>	<b>40,241.71</b>	<b>41,434.00</b>	<b>40,241.71</b>	<b>41,434.00</b>	<b>1,192.29</b>	<b>485,008.00</b>
<b>Utilities</b>						
Cable	6,484.07	6,500.00	6,484.07	6,500.00	15.93	78,000.00
Electricity	10,580.29	13,279.00	10,580.29	13,279.00	2,698.71	138,074.00
Garbage	6,669.68	6,000.00	6,669.68	6,000.00	(669.68)	72,000.00
Gas	23,375.48	46,321.00	23,375.48	46,321.00	22,945.52	191,827.00
Sewer/Water	6,725.23	7,782.00	6,725.23	7,782.00	1,056.77	134,202.00
<b>Total Utilities</b>	<b>53,834.75</b>	<b>79,882.00</b>	<b>53,834.75</b>	<b>79,882.00</b>	<b>26,047.25</b>	<b>614,103.00</b>
<b>Total Operating Expenses</b>	<b>114,147.70</b>	<b>142,110.00</b>	<b>114,147.70</b>	<b>142,110.00</b>	<b>27,962.30</b>	<b>1,386,450.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>						
	<b>2,140.41</b>	<b>(25,864.00)</b>	<b>2,140.41</b>	<b>(25,864.00)</b>	<b>28,004.41</b>	<b>8,500.00</b>
<b>RESERVE REVENUE</b>						
Reserve Contribution Income	24,000.09	24,000.00	24,000.09	24,000.00	0.09	288,000.00
Reserve Interest Income	2,211.86	0.00	2,211.86	0.00	2,211.86	0.00

HOA-Oasis Villa  
Income Statement  
For the One Month Ending January 31, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
W/D from Reserves	14,787.81	695,400.00	14,787.81	695,400.00	(680,612.19)	697,660.00
Total Reserve Revenue	40,999.76	719,400.00	40,999.76	719,400.00	(678,400.24)	985,660.00
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	24,000.00	24,000.00	24,000.00	24,000.00	0.00	288,000.00
Interest Contribution to Reserves	2,211.86	0.00	2,211.86	0.00	(2,211.86)	0.00
Access System	(50.00)	0.00	(50.00)	0.00	50.00	0.00
Security Equipment	262.50	0.00	262.50	0.00	(262.50)	0.00
Pool & Spa	0.00	275,650.00	0.00	275,650.00	275,650.00	275,650.00
Pool Area Fencing and Gates	10,765.31	0.00	10,765.31	0.00	(10,765.31)	0.00
Pool Furniture	0.00	40,150.00	0.00	40,150.00	40,150.00	40,150.00
Pool/Pond Filters/Pump	2,400.00	0.00	2,400.00	0.00	(2,400.00)	0.00
Asphalt & Concrete	0.00	20,500.00	0.00	20,500.00	20,500.00	20,500.00
Tennis Courts	0.00	40,000.00	0.00	40,000.00	40,000.00	40,000.00
Landscape & Irrigation	1,410.00	29,100.00	1,410.00	29,100.00	27,690.00	29,100.00
Electrical	0.00	75,000.00	0.00	75,000.00	75,000.00	75,000.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	2,260.00
Paint	0.00	13,000.00	0.00	13,000.00	13,000.00	13,000.00
Fences, Gates, Walls	0.00	175,500.00	0.00	175,500.00	175,500.00	175,500.00
Domestic Water	0.00	26,500.00	0.00	26,500.00	26,500.00	26,500.00
Total Reserve Expenses	40,999.67	719,400.00	40,999.67	719,400.00	678,400.33	985,660.00
<b>RESERVE SURPLUS (DEFICIT)</b>						
	<b>0.09</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>	<b>0.09</b>	<b>0.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>2,140.50</b>	<b>(25,864.00)</b>	<b>2,140.50</b>	<b>(25,864.00)</b>	<b>28,004.50</b>	<b>8,500.00</b>



Board of Directors Meeting

March 29, 2024

**Oasis Villa Resort Homeowners Association**

**Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred with the Master Association since January 16, 2024 meeting. This report was prepared on 3/13/24.

JC Building Systems installed new water pump in overflow pit along E. Palm Canyon. Repaired main water line between units 74 and 75.

KAP's Pool Service performed several repairs to equipment. Gaskets, ignitors, valves, etc. Major replacement items are as followed: Installed a new circulating pump at Spa 2 and Pool 3, installed new heaters at Pool 1, Spa 2, and Pool 3.

PWLC completed the annual tree trimming of the Canopy Trees in February and the annual Palm Tree trimming will be scheduled for sometime in June. Performed irrigation repairs at units 48, 96, 145, 150, and along E. Palm Canyon. New plants were installed along the garage at unit 153.

Patton Door & Gate was called for afterhours service to replace the microphone in the callbox.

Baja Security added additional capacity to preserve recorded camera footage.

Desert Fire performed annual maintenance on Fire Extinguishers.

Sign Works installed a "Caution" sign to watch for pedestrians and bicyclist in crosswalk.

Respectively Submitted,

Duane Rohrbaugh, CCAM  
General Manager