

Grand Oasis Condo. Assoc.

Run Date: 03/31/2026
Run Time: 11:13 AM

BALANCE SHEET As of: 03/31/2026

Assets

Account #	Account Name	Total
Asset		
01020	Valley Bank RA	\$17,753.78
01025	VALLEY BANK OPERATING	(\$3,857.98)
01310	Assessments Receivable	\$8,826.33
01320	Collectible Debt	\$191,737.97
	ASSET TOTAL:	<u>\$214,460.10</u>
	TOTAL ASSETS:	<u><u>\$214,460.10</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$47,825.73
	LIABILITY TOTAL:	<u>\$47,825.73</u>
	TOTAL LIABILITIES:	<u>\$47,825.73</u>

Equity

Account #	Account Name	Total
Reserves		
05015	Reserve - Roofs	\$126,002.57
05020	Reserves - Pavement	\$40,475.77
05030	Reserves - Sidewalks	(\$2,975.00)
05230	Reserves - Paint	(\$23,646.48)
05250	Reserves - Interest	\$3,790.06
	RESERVES TOTAL:	<u>\$143,646.92</u>
Members		
Equity		
05510	Prior Year Net Inc./Loss	\$38,288.88
	MEMBERS EQUITY TOTAL:	<u>\$38,288.88</u>
	Current Year Net Income/(Loss)	(\$15,301.43)
	TOTAL EQUITY:	<u>\$166,634.37</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$214,460.10</u></u>

Grand Oasis Condo. Assoc.
INCOME STATEMENT
Start: 03/01/2026 | End: 03/31/2026

Run Date: 03/31/2026
Run Time: 11:13 AM

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	127,337.23	127,341.50	(4.27)	380,642.16	382,024.50	(1,382.34)	1,528,098.00
06340 Late Fee Income	150.00	0.00	150.00	364.51	0.00	364.51	0.00
Income Total	127,487.23	127,341.50	145.73	381,006.67	382,024.50	(1,017.83)	1,528,098.00
Total Income	127,487.23	127,341.50	145.73	381,006.67	382,024.50	(1,017.83)	1,528,098.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,500.00	2,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
07020 Accounting Fees	0.00	325.00	325.00	4,100.00	975.00	(3,125.00)	3,900.00
07160 Legal Fees	0.00	1,216.67	1,216.67	3,000.00	3,650.01	650.01	14,600.00
07280 Insurance	40,706.31	44,416.67	3,710.36	117,562.82	133,250.01	15,687.19	533,000.00
07300 License/Taxes/Permits	150.00	375.00	225.00	1,003.25	1,125.00	121.75	4,500.00
07320 Office/Administrative Expenses	839.61	308.33	(531.28)	1,787.64	924.99	(862.65)	3,700.00
General & Administrative Total	44,195.92	49,141.67	4,945.75	134,953.71	147,425.01	12,471.30	589,700.00
Community Room/Building							
08210 Pool Operation & Mgmt.	1,283.34	2,433.33	1,149.99	6,319.68	7,299.99	980.31	29,200.00
Community Room/Building Total	1,283.34	2,433.33	1,149.99	6,319.68	7,299.99	980.31	29,200.00
Site Improvement							
08510 Landscaping Extras & Repairs	2,473.70	1,650.00	(823.70)	13,338.69	4,950.00	(8,388.69)	19,800.00
08520 Mulch	0.00	1,383.33	1,383.33	0.00	4,149.99	4,149.99	16,600.00
08590 Common Area Bee/Rodent Control	0.00	291.66	291.66	214.00	874.98	660.98	3,500.00
Site Improvement Total	2,473.70	3,324.99	851.29	13,552.69	9,974.97	(3,577.72)	39,900.00
Personnel Expense							
08620 Janitorial Expenses & Payroll	13,732.34	9,116.67	(4,615.67)	38,314.93	27,350.01	(10,964.92)	109,400.00
Personnel Expense Total	13,732.34	9,116.67	(4,615.67)	38,314.93	27,350.01	(10,964.92)	109,400.00
Utilities							
08910 Electricity	2,332.56	2,908.33	575.77	7,048.86	8,724.99	1,676.13	34,900.00
08930 Water & Sewer	16,946.38	17,500.00	553.62	50,673.27	52,500.00	1,826.73	210,000.00
Utilities Total	19,278.94	20,408.33	1,129.39	57,722.13	61,224.99	3,502.86	244,900.00
Maintenance							
09010 Tree Trim/Replace	0.00	2,050.00	2,050.00	2,575.00	6,150.00	3,575.00	24,600.00
09110 Repairs & Maintenance	5,881.82	9,845.83	3,964.01	23,621.69	29,537.49	5,915.80	118,150.00
09111 Irrigation Repairs	0.00	1,969.33	1,969.33	1,050.00	5,907.99	4,857.99	23,632.00
09120 Roof Cleaning & Maintenance	0.00	1,616.66	1,616.66	0.00	4,849.98	4,849.98	19,400.00
Maintenance Total	5,881.82	15,481.82	9,600.00	27,246.69	46,445.46	19,198.77	185,782.00
Contract Services							
09610 Lawn Maint. & Landscaping	4,860.00	4,860.00	0.00	14,580.00	14,580.00	0.00	58,320.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09650 Lake Maintenance	0.00	1,325.00	1,325.00	0.00	3,975.00	3,975.00	15,900.00
09700 Trash Removal	8,311.09	13,316.66	5,005.57	20,543.27	39,949.98	19,406.71	159,800.00
09750 Bee/Wasp/Rodent Removal	0.00	350.00	350.00	400.00	1,050.00	650.00	4,200.00
09751 Weekly Pressure Bleaching	12,380.00	2,066.67	(10,313.33)	31,345.00	6,200.01	(25,144.99)	24,800.00
09755 Fire Equipment Contract	15,930.00	2,133.33	(13,796.67)	51,330.00	6,399.99	(44,930.01)	25,600.00
Contract Services Total	41,481.09	24,051.66	(17,429.43)	118,198.27	72,154.98	(46,043.29)	288,620.00
Reserve Contributions							
09915 Reserves - Pavement	0.00	1,487.66	1,487.66	0.00	4,462.98	4,462.98	17,852.00
09960 Reserves - Roofs	0.00	1,861.67	1,861.67	0.00	5,585.01	5,585.01	22,340.00
09965 Reserves - Ext. Painting	0.00	33.66	33.66	0.00	100.98	100.98	404.00
Reserve Contributions Total	0.00	3,382.99	3,382.99	0.00	10,148.97	10,148.97	40,596.00
Total Expense	128,327.15	127,341.46	(985.69)	396,308.10	382,024.38	(14,283.72)	1,528,098.00
Net Income	(839.92)	0.04	(839.96)	(15,301.43)	0.12	(15,301.55)	0.00