

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Operating Fund**  
**October 31, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
<u>Operating Revenue</u>							
	0.00	0.00	<b>Regular Assessments</b>	239,528.00	242,352.00	(2,824.00)	242,352.00
60.00	90.00	(30.00)	<b>Bee Ads</b>	600.00	900.00	(300.00)	1,080.00
	0.00	0.00	<b>Swim School</b>	18,560.00	16,000.00	2,560.00	16,000.00
893.55	0.00	893.55	<b>Guest Passes</b>	893.55	900.00	(6.45)	900.00
-300.00		(300.00)	<b>Pool Party</b>	4,460.00	12,500.00	(8,040.00)	12,500.00
<u>653.55</u>	<u>90.00</u>	<u>563.55</u>	<b>Subtotal</b>	<u>264,041.55</u>	<u>272,652.00</u>	<u>(8,610.45)</u>	<u>272,832.00</u>
<u>Interest, Late Charges, Collection Fees</u>							
8.20	20.83	(12.63)	<b>Interest Inc - Operating Fund</b>	1,153.23	208.33	944.90	250.00
297.49	83.33	214.16	<b>Interest Inc - Repl. Res. Fund</b>	5,149.42	833.33	4,316.09	1,000.00
	0.00	0.00	<b>Late Charges</b>	1,537.00	833.33	703.67	1,000.00
34.85		34.85	<b>Misc Income - Copy Bank Statements</b>	34.85		34.85	
352.50		352.50	<b>Collection Charges</b>	2,243.55		2,243.55	
<u>693.04</u>	<u>104.17</u>	<u>588.87</u>	<b>Subtotal</b>	<u>10,118.05</u>	<u>1,875.00</u>	<u>8,243.05</u>	<u>2,250.00</u>
<b>\$ 1,346.59</b>	<b>\$ 194.17</b>	<b>\$ 1,152.42</b>	<b>Total Income</b>	<b>\$ 274,159.60</b>	<b>\$ 274,527.00</b>	<b>-\$ 367.40</b>	<b>\$ 275,082.00</b>

<b>EXPENSES</b>							
<u>Lifeguard Expense</u>							
1,447.75	10,909.09	9,461.34	<b>Lifeguards</b>	54,449.52	60,000.00	5,550.48	60,000.00
432.16	375.00	(57.16)	<b>Insurance Exp - W/C</b>	4,423.69	3,750.00	(673.69)	4,500.00
142.59	1,090.91	948.32	<b>Payroll Taxes</b>	5,315.03	6,000.00	684.97	6,000.00
272.00	318.18	46.18	<b>Payroll Service</b>	1,517.00	1,037.50	(479.50)	1,750.00
<u>2,294.50</u>	<u>12,693.18</u>	<u>10,398.68</u>	<b>Subtotal</b>	<u>65,705.24</u>	<u>70,787.50</u>	<u>5,082.26</u>	<u>72,250.00</u>
<u>Pool Expense</u>							
1,200.00	1,100.00	(100.00)	<b>Pool &amp; Spa - Monthly Service</b>	9,750.00	11,000.00	1,250.00	13,200.00
1,275.42	625.00	(650.42)	<b>Pool &amp; Spa - Chemicals</b>	4,251.44	6,250.00	1,998.56	7,500.00
	375.00	375.00	<b>Pool &amp; Spa - Repairs</b>	29,393.51	3,750.00	(25,643.51)	4,500.00
	250.00	250.00	<b>Pool &amp; Spa - Supplies</b>	4,005.97	2,500.00	(1,505.97)	3,000.00
	70.83	70.83	<b>Wristbands</b>	788.78	708.33	(80.45)	850.00
<u>2,475.42</u>	<u>2,420.83</u>	<u>-54.59</u>	<b>Subtotal</b>	<u>48,189.70</u>	<u>24,208.33</u>	<u>-23,981.37</u>	<u>29,050.00</u>
<u>Park Expense</u>							
650.00	650.00	0.00	<b>Landscape-Contract</b>	6,337.50	6,500.00	162.50	7,800.00
2,566.00	500.00	(2,066.00)	<b>Common Area - Maintenance</b>	9,897.96	5,000.00	(4,897.96)	6,000.00
	50.00	50.00	<b>Pest Control</b>	492.98	500.00	7.02	600.00
			<b>Cabana Supplies and Equipment</b>	1,985.75	0.00	(1,985.75)	
	83.33	83.33	<b>Tennis Court- Service &amp; Repair</b>	6,739.02	833.33	(5,905.69)	1,000.00
<u>3,216.00</u>	<u>1,283.33</u>	<u>-1,932.67</u>	<b>Subtotal</b>	<u>25,453.21</u>	<u>12,833.33</u>	<u>-12,619.88</u>	<u>15,400.00</u>
<u>Utilities</u>							
1,099.99	708.33	(391.66)	<b>Gas</b>	3,671.74	7,083.33	3,411.59	8,500.00
1,693.07	1,250.00	(443.07)	<b>Electricity</b>	8,317.77	12,500.00	4,182.23	15,000.00
192.93	208.33	15.40	<b>Refuse</b>	2,064.06	2,083.33	19.27	2,500.00
227.21	250.00	22.79	<b>Telephone &amp; Internet</b>	2,735.70	2,500.00	(235.70)	3,000.00
2,458.34	1,666.67	(791.67)	<b>Water</b>	16,740.46	16,666.67	(73.79)	20,000.00
<u>5,671.54</u>	<u>4,083.33</u>	<u>-1,588.21</u>	<b>Subtotal</b>	<u>33,529.73</u>	<u>40,833.33</u>	<u>7,303.60</u>	<u>49,000.00</u>

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Operating Fund**  
**October 31, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>Administrative Expenses</b>							
	2,590.00	2,590.00	Audit & Tax Preparation	2,590.00	2,590.00	0.00	2,500.00
	8.33	8.33	Civic Expenses	199.00	83.33	(115.67)	100.00
	83.33	83.33	Collection Expenses	0.00	833.33	833.33	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	2,988.35	3,333.33	344.98	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	12,923.45	14,583.33	1,659.88	17,500.00
24.81	62.50	37.69	Mailings, Postage & Copies	283.31	625.00	341.69	750.00
1,841.93	416.67	(1,425.26)	Meeting Expenses/Social Functions	3,522.17	4,166.67	644.50	5,000.00
425.00	425.00	0.00	Newsletter Editor	4,250.00	4,250.00	0.00	5,100.00
39.73	37.50	(2.23)	Newsletter Postage/ Printing	201.17	375.00	173.83	450.00
221.85	208.33	(13.52)	Office Supplies	2,489.91	2,083.33	(406.58)	2,500.00
1.79	158.33	156.54	Payment Processing Fees	1,746.65	1,583.33	(163.32)	1,900.00
20.00	83.33	63.33	Permits & License	1,016.00	833.33	(182.67)	1,000.00
5,442.62	416.67	(5,025.95)	Professional Services	18,085.56	4,166.67	(13,918.89)	5,000.00
	833.33	833.33	Reserve Study	0.00	8,333.33	8,333.33	10,000.00
300.00	300.00	0.00	Secretary	3,000.00	3,000.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	1,547.00	416.67	(1,130.33)	500.00
	1,666.67	1,666.67	Taxes - Property	5,163.90	16,666.67	11,502.77	20,000.00
1,000.00	1,000.00	0.00	Treasurer	10,000.00	10,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	250.00	250.00	300.00
10,722.65	10,148.33	-574.32	<b>Subtotal</b>	<b>70,006.47</b>	<b>78,173.33</b>	<b>8,166.86</b>	<b>93,200.00</b>
<b>\$ 24,380.11</b>	<b>\$ 30,629.02</b>	<b>\$ 6,248.91</b>	<b>Total Expenses</b>	<b>\$ 242,884.35</b>	<b>\$ 226,835.83</b>	<b>-\$ 16,048.52</b>	<b>\$ 258,900.00</b>
<b>-\$ 23,033.52</b>	<b>-\$ 30,434.85</b>	<b>\$ 7,401.33</b>	<b>Net Income</b>	<b>\$ 31,275.25</b>	<b>\$ 47,691.17</b>	<b>-\$ 16,415.92</b>	<b>\$ 16,182.00</b>

**Income & Expense Statement**  
**Cabana Rebuild**  
**October 31, 2023**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
100.00		100.00	Special Assessments	1,366,700.00	1,300,000.00	66,700.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
<b>\$ 100.00</b>	<b>\$ 0.00</b>	<b>\$ 100.00</b>	<b>Total Income</b>	<b>\$ 1,393,875.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 93,875.00</b>	<b>\$ 1,300,000.00</b>
<b>\$ 100.00</b>	<b>\$ 0.00</b>	<b>\$ 100.00</b>	<b>Gross Profit</b>	<b>\$ 1,393,875.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 93,875.00</b>	<b>\$ 1,300,000.00</b>
<b>EXPENSES</b>							
43,830.30		(43,830.30)	Cabana Rebuild - Contract	1,454,028.97	1,454,028.97	0.00	1,467,960.00
		0.00	Cabana Rebuild - Allowance Items	132,103.23	70,000.00	(62,103.23)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	123,354.77	60,250.00	(63,104.77)	60,250.00
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
	0.00	0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
<b>\$ 43,830.30</b>	<b>\$ 0.00</b>	<b>-\$ 43,830.30</b>	<b>Total Expenses</b>	<b>\$ 1,756,581.89</b>	<b>\$ 1,627,278.97</b>	<b>-\$ 129,302.92</b>	<b>\$ 1,641,210.00</b>
<b>-\$ 43,730.30</b>	<b>\$ 0.00</b>	<b>-\$ 43,730.30</b>	<b>Net Income</b>	<b>-\$ 362,706.89</b>	<b>-\$ 327,278.97</b>	<b>-\$ 35,427.92</b>	<b>-\$ 341,210.00</b>

**Fiesta Gardens Homes Association Inc.**  
**Balance Sheet**  
As of October 31, 2023

ASSETS	
<b>CURRENT ASSETS</b>	
Cash - Operating Fund	\$ 26,993.14
Cash - Reserve Fund	\$ 134,428.90
Accounts Receivable	\$ 9,677.00
Accounts In Collection	\$ 21,164.80
Construction Refundable Deposit	\$ 10,000.00
Due From Contractor	\$ 8,695.93
Other Current Assets	\$ 9,984.40
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 220,944.17</b>
 <b>FIXED ASSETS</b>	
New Cabana Costs to Date	\$ 1,739,525.04
HOA All in One Property Management System	\$ 5,525.00
<b>TOTAL FIXED ASSETS</b>	<b>\$ 1,745,050.04</b>
 <b>TOTAL ASSETS</b>	 <b>\$ 1,965,994.21</b>
 <b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITES</b>	
Accounts Payable	6,972.33
Payroll Liabilities	363.95
Construction Contract Retention Payable	28,673.47
<b>TOTAL LIABILITIES</b>	<b>\$ 36,009.75</b>
 <b>FUND BALANCE</b>	 1,892,884.36
Current Year Net Income/Loss	37,100.10
<b>TOTAL FUND BALANCE</b>	<b>\$ 1,929,984.46</b>
 <b>TOTAL LIABILITIES AND EQUITY</b>	 <b>\$ 1,965,994.21</b>