

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
223,410.00	121,176.00	102,234.00	Regular Assessments	223,410.00	121,176.00	102,234.00	242,352.00
60.00	90.00	(30.00)	Bee Ads	60.00	90.00	(30.00)	1,080.00
0.00	0.00	0.00	Swim School	0.00	0.00	0.00	16,000.00
0.00	0.00	0.00	Guest Passes	0.00	0.00	0.00	900.00
0.00	0.00	0.00	Pool Party	0.00	0.00	0.00	12,500.00
223,470.00	121,266.00	102,204.00	Subtotal	223,470.00	121,266.00	102,204.00	272,832.00
<u>Interest, Late Charges, Collection Fees</u>							
111.92	20.83	91.09	Interest Inc - Operating Fund	111.92	20.83	91.09	250.00
692.89	83.33	609.56	Interest Inc - Repl. Res. Fund	692.89	83.33	609.56	1,000.00
	500.00	(500.00)	Late Charges	0.00	500.00	(500.00)	1,000.00
397.00		397.00	Collection Charges	397.00		397.00	
1,201.81	604.17	597.64	Subtotal	1,201.81	604.17	597.64	2,250.00
\$ 224,671.81	\$ 121,870.17	\$ 102,801.64	Total Income	\$ 224,671.81	\$ 121,870.17	\$ 102,801.64	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
		0.00	Lifeguards	0.00		0.00	60,000.00
888.10		(888.10)	Insurance Exp - W/C	888.10		(888.10)	4,500.00
		0.00	Payroll Taxes	0.00		0.00	6,000.00
75.00		(75.00)	Payroll Service	75.00		(75.00)	1,750.00
963.10	0.00	-963.10	Subtotal	963.10	0.00	-963.10	72,250.00
<u>Pool Expense</u>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	750.00	1,100.00	350.00	13,200.00
65.70	625.00	559.30	Pool & Spa - Chemicals	65.70	625.00	559.30	7,500.00
	375.00	375.00	Pool & Spa - Repairs	0.00	375.00	375.00	4,500.00
	250.00	250.00	Pool & Spa - Supplies	0.00	250.00	250.00	3,000.00
	70.83	70.83	Wristbands	0.00	70.83	70.83	850.00
815.70	2,420.83	1,605.13	Subtotal	815.70	2,420.83	1,605.13	29,050.00
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	650.00	650.00	0.00	7,800.00
	500.00	500.00	Common Area - Maintenance	0.00	500.00	500.00	6,000.00
157.00	50.00	(107.00)	Pest Control	157.00	50.00	(107.00)	600.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	83.33	83.33	1,000.00
807.00	1,283.33	476.33	Subtotal	807.00	1,283.33	476.33	15,400.00
<u>Utilities</u>							
30.55	708.33	677.78	Gas	30.55	708.33	677.78	8,500.00
798.84	1,250.00	451.16	Electricity	798.84	1,250.00	451.16	15,000.00
192.93	208.33	15.40	Refuse	192.93	208.33	15.40	2,500.00
254.72	250.00	(4.72)	Telephone & Pager	254.72	250.00	(4.72)	3,000.00
519.87	1,666.67	1,146.80	Water	519.87	1,666.67	1,146.80	20,000.00
1,796.91	4,083.33	2,286.42	Subtotal	1,796.91	4,083.33	2,286.42	49,000.00
<u>Administrative Expenses</u>							
	208.33	208.33	Audit & Tax Preparation	0.00	208.33	208.33	2,500.00
	8.33	8.33	Civic Expenses	0.00	8.33	8.33	100.00
	83.33	83.33	Collection Expenses	0.00	83.33	83.33	1,000.00

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
298.00	333.33	35.33	D & O Ins. Expense	298.00	333.33	35.33	4,000.00
1,479.44	1,458.33	(21.11)	Insurance Expense	1,479.44	1,458.33	(21.11)	17,500.00
182.00	62.50	(119.50)	Mailings, Postage & Copies	182.00	62.50	(119.50)	750.00
	416.67	416.67	Meeting Expenses/Social Functions	0.00	416.67	416.67	5,000.00
425.00	425.00	0.00	Newsletter Editor	425.00	425.00	0.00	5,100.00
	37.50	37.50	Newsletter Postage/ Printing	0.00	37.50	37.50	450.00
119.00	208.33	89.33	Office Supplies	119.00	208.33	89.33	2,500.00
1,521.19	158.33	(1,362.86)	Payment Processing Fees	1,521.19	158.33	(1,362.86)	1,900.00
	83.33	83.33	Permits & License	0.00	83.33	83.33	1,000.00
237.25	416.67	179.42	Professional Services	237.25	416.67	179.42	5,000.00
	833.33	833.33	Reserve Study	0.00	833.33	833.33	10,000.00
300.00	300.00	0.00	Secretary	300.00	300.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	0.00	41.67	41.67	500.00
	1,666.67	1,666.67	Taxes - Property	0.00	1,666.67	1,666.67	20,000.00
1,000.00	1,000.00	0.00	Treasurer	1,000.00	1,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	25.00	25.00	300.00
5,561.88	7,766.67	2,204.79	Subtotal	5,561.88	7,766.67	2,204.79	93,200.00
\$ 9,944.59	\$ 15,554.17	\$ 5,609.58	Total Expenses	\$ 9,944.59	\$ 15,554.17	\$ 5,609.58	\$ 258,900.00
\$ 214,727.22	\$ 106,316.00	\$ 108,411.22	Net Income	\$ 214,727.22	\$ 106,316.00	\$ 108,411.22	\$ 16,182.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
January 31, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
5,150.00		5,150.00	Special Assessments	1,356,600.00	1,300,000.00	56,600.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 5,150.00	\$ 0.00	\$ 5,150.00	Total Income	\$ 1,383,775.00	\$ 1,300,000.00	\$ 83,775.00	\$ 1,300,000.00
\$ 5,150.00	\$ 0.00	\$ 5,150.00	Gross Profit	\$ 1,383,775.00	\$ 1,300,000.00	\$ 83,775.00	\$ 1,300,000.00
EXPENSES							
862.50		(862.50)	Cabana Rebuild - Contract	1,193,533.11	1,193,533.11	0.00	1,572,560.00
1,650.00		(1,650.00)	Cabana Rebuild - Other Expenses	119,641.99	60,250.00	(59,391.99)	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
3,090.15	0.00	(3,090.15)	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
\$ 5,602.65	\$ 0.00	-\$ 5,602.65	Total Expenses	\$ 1,360,270.02	\$ 1,296,783.11	-\$ 63,486.91	\$ 1,675,810.00
-\$ 452.65	\$ 0.00	-\$ 452.65	Net Income	\$ 23,504.98	\$ 3,216.89	\$ 20,288.09	-\$ 375,810.00

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

ASSETS

CURRENT ASSETS

Cash - Operating Fund	\$	238,456.55
Cash - Reserve Fund	\$	303,984.61
Cash - Cabana Rebuild	\$	224,477.31
Accounts Receivable	\$	26,854.60
Accounts In Collection	\$	41,590.40
Construction Refundable Deposit	\$	11,500.00
Other Current Assets	\$	8,405.76
TOTAL CURRENT ASSETS	\$	855,269.23

FIXED ASSETS

New Cabana Costs to Date	\$	1,334,182.87
TOTAL FIXED ASSETS	\$	1,334,182.87

TOTAL ASSETS	\$	2,189,452.10
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LIABILITIES AND FUND BALANCE

LIABILITES

Accounts Payable		32,014.49
Construction Contract Retention Payable		26,020.18
TOTAL LIABILITIES	\$	58,034.67

FUND BALANCE		1,892,889.36
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Current Year Net Income/Loss		238,528.07
TOTAL FUND BALANCE	\$	2,131,417.43

TOTAL LIABILITIES AND EQUITY	\$	2,189,452.10
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