# Fiesta Gardens Homes Association Inc.
# Profit and Loss
### April 2025

| Current Period Actual | Current Period Budget | Current Period Variance | Description | Year To Date Actual | Year To Date Budget | Year To Date Variance | Approved 2025 Budget | 2025 Comments |
|---|---|---|---|---|---|---|---|---|
| | | | **Income** | | | | | |
| | | | ***Operating Revenue*** | | | | | |
| 332.50 | | 333 | Regular Assessments | 292,708 | 290,822 | 1,885 | 290,822 | |
| 700.00 | 992 | (292) | Clubhouse Rental (Pool Party) | 7,520 | 3,968 | 3,552 | 11,904 | |
| 0.00 | 0 | 0 | Guest Passes | 644 | 367 | 277 | 1,100 | |
| 120.00 | 60 | 60 | Bee Ads | 300 | 240 | 60 | 720 | |
| 0.00 | 0 | 0 | Swim School | 0 | 0 | 0 | 15,910 | |
| 1,152.50 | 1,052 | 101 | Subtotal | 301,172 | 295,397 | 5,775 | 320,456 | |
| | | | ***Interest, Late Charges, Collection Fees*** | | | | | |
| 0.00 | 0 | 0 | Interest Inc - Operating Fund | 0 | 0 | 0 | 0 | |
| 149.82 | 42 | 108 | Interest Inc - Repl. Res. Fund | 356 | 167 | 189 | 500 | |
| 0.00 | 0 | 0 | Interest - Collections | 0 | 0 | 0 | 0 | |
| 9.25 | 83 | (74) | Late Charges | 4,647 | 333 | 4,313 | 1,000 | |
| 0.00 | 0 | 0 | Misc Income | 519 | 0 | 519 | 0 | |
| 0.00 | 8 | (8) | Collection Charges | 0 | 33 | (33) | 100 | |
| 159.07 | 133 | 26 | Subtotal | 5,521 | 533 | 4,988 | 1,600 | |
| **1,311.57** | **1,185** | 126 | Total Income | **306,693** | **295,930** | 10,763 | 322,056 | |
| | | | **Expenses** | | | | | |
| | | | ***Lifeguard Expense*** | | | | | |
| 792 | 0 | (792) | Lifeguards | 792 | 0 | (792) | 57,186 | |
| 558 | 293 | (265) | Insurance Exp - W/C | 1,117 | 1,173 | 56 | 3,518 | qtrly pymt in Jan, Apr, Jul, Oct |
| 78 | | (78) | Payroll Taxes | 78 | 0 | (78) | 5,926 | |
| 85 | 167 | 82 | Payroll Service | 480 | 668 | 188 | 2,003 | |
| **1,513** | **460** | **(1,053)** | ***Lifeguard Expense Subtotal*** | **2,466** | **1,840** | **(626)** | **68,633** | |
| | | | ***Pool Expense*** | | | | | |
| **3,372** | 1,863 | (1,509) | ***Pool Expense total*** | **10,550** | 7,452 | (3,098) | **22,355** | **Special Assmt req'd for repairs** |
| | | | ***Park Expense*** | | | | | |
| 650 | 670 | 20 | Landscape-Contract | 2,850 | 2,678 | (172) | 8,034 | |
| 0 | 0 | 0 | Common Area - Maintenance | 41 | 0 | (41) | 0 | **Special Assmt req'd** |
| 204 | 78 | (126) | Pest Control | 408 | 312 | (96) | 935 | qtrly pymt in Jan, Apr, Jul, Oct |
| 0 | 0 | 0 | Cabana Supplies and Equipment | 167 | 0 | (167) | 0 | **Special Assmt req'd** |
| 0 | 0 | 0 | Tennis Court- Service & Repair | 0 | 0 | 0 | 0 | **Special Assmt req'd** |
| **854** | 747 | (107) | ***Park Expense Subtotal*** | **3,466** | **2,990** | (476) | **8,969** | |
| | | | ***Utilities*** | | | | | |
| 81 | 720 | 638 | Gas | 402 | 2,878 | 2,476 | 8,634 | |
| 1,640 | 1,299 | (341) | Electricity | 5,003 | 5,197 | 194 | 15,590 | |
| 193 | 216 | 23 | Refuse | 772 | 865 | 94 | 2,596 | |
| 273 | 280 | 8 | Telephone & Internet | 1,090 | 1,121 | 31 | 3,364 | |
| 1,257 | 1,833 | 576 | Water | 4,225 | 7,333 | 3,108 | 22,000 | |
| 0 | 0 | 0 | Streets, Drives & Concrete | 0 | 0 | 0 | | |
| 110 | 525 | 415 | Clubhouse Facilities | 440 | 2,102 | 1,662 | 6,305 | |
| **3,554** | **4,874** | **1,320** | ***Utilities Subtotal*** | **11,932** | **19,496** | **7,564** | **58,489** | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | ***Administrative Expenses*** | | | | | |
| 0 | 220 | 220 | **Audit & Tax Preparation** | 0 | 882 | 882 | 2,645 | |
| 0 | 8 | 8 | **Civic Expenses** | 0 | 33 | 33 | 100 | |
| 300 | 333 | 34 | **D & O Ins. Expense** | 1,199 | 1,333 | 135 | 4,000 | qtrly pymt in Jan, Apr, Jul, Oct |
| 1,299 | 1,458 | 159 | **Insurance Expense** | 5,196 | 5,833 | 638 | 17,500 | |
| 0 | 42 | 42 | **Mailings, Postage & Copies** | 252 | 167 | (85) | 500 | |
| 456 | 250 | (206) | **Meeting Expenses/Social Functions** | 456 | 1,000 | 544 | 3,000 | |
| 425 | 425 | 0 | **Newsletter Editor** | 1,700 | 1,700 | 0 | 5,100 | |
| 0 | 65 | 65 | **Newsletter Postage/ Printing** | 119 | 260 | 141 | 780 | |
| 257 | 293 | 37 | **Office Supplies** | 1,080 | 1,174 | 93 | 3,521 | |
| 135 | 1,767 | 1,632 | **Payment Processing Fees** | 4,768 | 5,300 | 532 | 5,300 | QB fees for dues collections |
| | | | **Permits & License** | 0 | 13 | 13 | 40 | |
| 0 | 0 | 0 | **Professional Services** | 13,775 | 0 | (13,775) | 0 | **legal fees from 2024 + foreclosure; Special Assmt req'd** |
| 0 | 74 | 74 | **Reserve Study** | 0 | 297 | 297 | 890 | |
| 300 | 300 | 0 | **Secretary** | 1,200 | 1,200 | 0 | 3,600 | |
| 0 | 125 | 125 | **Taxes - Income** | 0 | 500 | 500 | 1,500 | |
| 13,444 | 2,000 | (11,444) | **Taxes - Property** | 11,822 | 8,000 | (3,822) | 24,000 | Property taxes $13.4K offset by late penalty appeal accepted by City |
| 2,000 | 2,000 | 0 | **Treasurer** | 8,000 | 8,000 | 0 | 24,000 | |
| 0 | 44 | 44 | **Web Site** | 0 | 175 | 175 | 526 | |
| **18,615** | **9,405** | **(9,210)** | ***Admin Expenses Subtotal*** | **49,566** | **35,867** | **(13,699)** | **97,002** | |
| **27,908** | **17,350** | **(10,558)** | **Total Expenses** | **77,980** | **67,645** | **(10,334)** | **255,448** | |
| **(26,596)** | **(16,164)** | **(10,432)** | **Net Income** | **228,713** | **228,285** | **428** | **66,608** | |

# Fiesta Gardens Homes Association Inc.
## Balance Sheet
### As of April 30, 2025

| ASSETS | | |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash - Operating Fund | | 107,342.49 |
| Cash - Reserve Fund | | 113,877.10 |
| Cash - Cabana Rebuild | | 0.00 |
| Accounts Receivable 2025 Dues | | 24,095.60 |
| A/R (Emergency Assessment) | | 8,950.00 |
| A/R 2024 and prior periods | | 5,357.80 |
| Accounts In Collection | | 19,289.60 |
| Due From ManageCasa | | 432.00 |
| Construction Refundable Deposit | | 10,000.00 |
| Other Current Assets | | 1,748.54 |
| **TOTAL CURRENT ASSETS** | $ | 291,093.13 |
| | | |
| **FIXED ASSETS** | | |
| New Cabana Costs to Date | | 1,789,804.04 |
| HOA All in One Property Management System | | 5,525.00 |
| **TOTAL FIXED ASSETS** | $ | 1,795,329.04 |
| | | |
| **TOTAL ASSETS** | $ | 2,086,422.17 |

| LIABILITIES AND FUND BALANCE | | |
|---|---|---|
| **LIABILITES** | | |
| Accounts Payable | | 1,347.93 |
| Payroll Taxes Payable | | (466.27) |
| Accrued Expenses | | 2,846.92 |
| Prepaid Assessments | | 0.00 |
| Payroll Liabilities | | 0.00 |
| Construction Contract Retention Payable | | 7,375.00 |
| Paid on Behalf of Contractor | | 0.00 |
| **TOTAL LIABILITIES** | $ | 11,103.58 |
| | | |
| **FUND BALANCE** | | 1,846,605.19 |
| Current Year Net Income/Loss | | 228,713.40 |
| **TOTAL FUND BALANCE** | $ | 2,075,318.59 |
| | | |
| **TOTAL LIABILITIES AND EQUITY** | $ | 2,086,422.17 |