

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
September 30, 2023

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
	0.00	0.00	Regular Assessments	239,528.00	242,352.00	(2,824.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	540.00	810.00	(270.00)	1,080.00
-70.00	0.00	(70.00)	Swim School	18,560.00	16,000.00	2,560.00	16,000.00
	0.00	0.00	Guest Passes	0.00	0.00	0.00	900.00
625.00	2,272.73	(1,647.73)	Pool Party	4,760.00	11,363.64	(6,603.64)	12,500.00
615.00	2,362.73	-1,747.73	Subtotal	263,388.00	270,525.64	(7,137.64)	272,832.00
<u>Interest, Late Charges, Collection Fees</u>							
15.28	20.83	(5.55)	Interest Inc - Operating Fund	1,145.03	187.50	957.53	250.00
292.06	83.33	208.73	Interest Inc - Repl. Res. Fund	4,851.93	750.00	4,101.93	1,000.00
	0.00	0.00	Late Charges	1,537.00	750.00	787.00	1,000.00
330.22		330.22	Collection Charges	1,891.05		1,891.05	
637.56	104.17	533.39	Subtotal	9,425.01	1,687.50	7,737.51	2,250.00
\$ 1,252.56	\$ 2,466.89	-\$ 1,214.33	Total Income	\$ 272,813.01	\$ 272,213.14	\$ 599.87	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
4,550.75	10,909.09	6,358.34	Lifeguards	53,001.77	54,545.45	1,543.68	60,000.00
	818.18	818.18	Insurance Exp - W/C	3,991.53	4,090.91	99.38	4,500.00
448.19	1,090.91	642.72	Payroll Taxes	5,172.44	5,454.55	282.11	6,000.00
264.00	318.18	54.18	Payroll Service	1,245.00	1,590.91	345.91	1,750.00
5,262.94	13,136.36	7,873.42	Subtotal	63,410.74	65,681.82	2,271.08	72,250.00
<u>Pool Expense</u>							
1,200.00	1,100.00	(100.00)	Pool & Spa - Monthly Service	8,550.00	9,900.00	1,350.00	13,200.00
551.70	625.00	73.30	Pool & Spa - Chemicals	2,976.02	5,625.00	2,648.98	7,500.00
8,740.00	375.00	(8,365.00)	Pool & Spa - Repairs	29,393.51	3,375.00	(26,018.51)	4,500.00
77.46	250.00	172.54	Pool & Spa - Supplies	4,005.97	2,250.00	(1,755.97)	3,000.00
	70.83	70.83	Wristbands	788.78	637.50	(151.28)	850.00
10,569.16	2,420.83	-8,148.33	Subtotal	45,714.28	21,787.50	-23,926.78	29,050.00
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	5,687.50	5,850.00	162.50	7,800.00
837.50	500.00	(337.50)	Common Area - Maintenance	7,331.96	4,500.00	(2,831.96)	6,000.00
	50.00	50.00	Pest Control	492.98	450.00	(42.98)	600.00
			Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
	83.33	83.33	Tennis Court- Service & Repair	6,739.02	750.00	(5,989.02)	1,000.00
1,487.50	1,283.33	-204.17	Subtotal	22,237.21	11,550.00	-10,687.21	15,400.00
<u>Utilities</u>							
362.56	708.33	345.77	Gas	2,571.75	5,666.67	3,094.92	8,500.00
1,528.76	1,250.00	(278.76)	Electricity	6,624.70	10,000.00	3,375.30	15,000.00
192.93	208.33	15.40	Refuse	1,871.13	1,666.67	(204.46)	2,500.00
271.39	250.00	(21.39)	Telephone & Internet	2,508.49	2,000.00	(508.49)	3,000.00
2,750.00	1,666.67	(1,083.33)	Water	14,282.12	13,333.33	(948.79)	20,000.00
5,105.64	4,083.33	-1,022.31	Subtotal	27,858.19	32,666.67	4,808.48	49,000.00
<u>Administrative Expenses</u>							
	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	66.67	(132.33)	100.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
September 30, 2023

	83.33	83.33	Collection Expenses	0.00	666.67	666.67		1,000.00	
299.67	333.33	33.66	D & O Ins. Expense	2,688.68	2,666.67	(22.01)		4,000.00	
1,105.25	1,458.33	353.08	Insurance Expense	11,818.20	11,666.67	(151.53)		17,500.00	
	62.50	62.50	Mailings, Postage & Copies	258.50	500.00	241.50		750.00	
	416.67	416.67	Meeting Expenses/Social Functions	1,680.24	3,333.33	1,653.09		5,000.00	
425.00	425.00	0.00	Newsletter Editor	3,825.00	3,400.00	(425.00)		5,100.00	
44.43	37.50	(6.93)	Newsletter Postage/ Printing	161.44	300.00	138.56		450.00	
221.85	208.33	(13.52)	Office Supplies	2,268.06	1,666.67	(601.39)		2,500.00	
1.99	158.33	156.34	Payment Processing Fees	1,744.86	1,266.67	(478.19)		1,900.00	
996.00	83.33	(912.67)	Permits & License	996.00	666.67	(329.33)		1,000.00	
4,883.00	416.67	(4,466.33)	Professional Services	12,642.94	3,333.33	(9,309.61)		5,000.00	
	833.33	833.33	Reserve Study	0.00	6,666.67	6,666.67		10,000.00	
300.00	300.00	0.00	Secretary	2,700.00	2,400.00	(300.00)		3,600.00	
	41.67	41.67	Taxes - Income	1,547.00	333.33	(1,213.67)		500.00	
	1,666.67	1,666.67	Taxes - Property	5,163.90	13,333.33	8,169.43		20,000.00	
1,000.00	1,000.00	0.00	Treasurer	9,000.00	8,000.00	(1,000.00)		12,000.00	
	25.00	25.00	Web Site	0.00	200.00	200.00		300.00	
9,277.19	10,148.33	871.14	Subtotal	59,283.82	63,056.67	3,772.85		93,200.00	
\$ 31,702.43	\$ 31,072.20	-\$ 630.23	Total Expenses	\$ 218,504.24	\$ 194,742.65	-\$ 23,761.59		\$ 258,900.00	
-\$ 30,449.87	-\$ 28,605.30	-\$ 1,844.57	Net Income	\$ 54,308.77	\$ 77,470.48	-\$ 23,161.71		\$ 16,182.00	

Income & Expense Statement
Cabana Rebuild
September 30, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
277.36		277.36	Special Assessments	1,366,600.00	1,300,000.00	66,600.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 277.36	\$ 0.00	\$ 277.36	Total Income	\$ 1,393,775.00	\$ 1,300,000.00	\$ 93,775.00	\$ 1,300,000.00
\$ 277.36	\$ 0.00	\$ 277.36	Gross Profit	\$ 1,393,775.00	\$ 1,300,000.00	\$ 93,775.00	\$ 1,300,000.00
EXPENSES							
		0.00	Cabana Rebuild - Contract	1,410,198.67	1,494,638.00	84,439.33	1,494,638.00
1,825.43			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)	
\$ 1,825.43	\$ 0.00	\$ 0.00	Total Expenses	\$ 1,712,751.59	\$ 1,667,888.00	-\$ 44,863.59	\$ 1,667,888.00
-\$ 1,548.07	\$ 0.00	\$ 277.36	Net Income	-\$ 318,976.59	-\$ 367,888.00	\$ 48,911.41	-\$ 367,888.00

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of September 30, 2023

ASSETS

CURRENT ASSETS

Cash - Operating Fund	\$	47,664.44
Cash - Reserve Fund	\$	177,961.71
Accounts Receivable	\$	9,752.00
Accounts In Collection	\$	21,164.80
Construction Refundable Deposit	\$	10,000.00
Due From Contractor	\$	8,695.93
Other Current Assets	\$	11,389.32
TOTAL CURRENT ASSETS	\$	286,628.20

FIXED ASSETS

New Cabana Costs to Date	\$	1,695,694.74
HOA All in One Property Management System	\$	5,525.00
TOTAL FIXED ASSETS	\$	1,701,219.74

TOTAL ASSETS

\$ 1,987,847.94

LIABILITIES AND FUND BALANCE

LIABILITES

Accounts Payable		789.69
Accrued Expenses		4,620.71
Payroll Liabilities		771.09
Construction Contract Retention Payable		28,673.47
TOTAL LIABILITIES	\$	34,854.96

FUND BALANCE

		1,892,884.36
Current Year Net Income/Loss		60,108.62
TOTAL FUND BALANCE	\$	1,952,992.98

TOTAL LIABILITIES AND EQUITY

\$ 1,987,847.94