

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
January 31, 2024

| Current Period | | | Description | Year To Date | | | 2024 Budget |
|---|---------------------|---------------------|---------------------------------------|---------------------|---------------------|---------------------|----------------------|
| Actual | Budget | Variance | | Actual | Budget | Variance | |
| INCOME | | | | | | | |
| <u>Operating Revenue</u> | | | | | | | |
| 92,448.00 | 80,784.00 | 11,664.00 | Regular Assessments | 92,448.00 | 80,784.00 | 11,664.00 | 242,352.00 |
| 60.00 | 60.00 | 0.00 | Bee Ads | 60.00 | 60.00 | 0.00 | 720.00 |
| | | 0.00 | Swim School | | | 0.00 | 17,000.00 |
| | | 0.00 | Guest Passes | | | 0.00 | 900.00 |
| | | 0.00 | Pool Party | | | 0.00 | 12,500.00 |
| 92,508.00 | 80,844.00 | 11,664.00 | Subtotal | 92,508.00 | 80,844.00 | 11,664.00 | 273,472.00 |
| <u>Interest, Late Charges, Collection Fees</u> | | | | | | | |
| 2.87 | 8.33 | (5.46) | Interest Inc - Operating Fund | 2.87 | 8.33 | (5.46) | 100.00 |
| 197.31 | 83.33 | 113.98 | Interest Inc - Repl. Res. Fund | 197.31 | 83.33 | 113.98 | 1,000.00 |
| | 83.33 | (83.33) | Late Charges | | 83.33 | (83.33) | 1,000.00 |
| 210.80 | | 210.80 | Collection Charges | 210.80 | | 210.80 | |
| 410.98 | 175.00 | 235.98 | Subtotal | 410.98 | 175.00 | 235.98 | 2,100.00 |
| \$ 92,918.98 | \$ 81,019.00 | \$ 11,899.98 | Total Income | \$ 92,918.98 | \$ 81,019.00 | \$ 11,899.98 | \$ 275,572.00 |

| EXPENSES | | | | | | | |
|---------------------------------|-----------------|-----------------|---|-----------------|-----------------|-----------------|------------------|
| <u>Lifeguard Expense</u> | | | | | | | |
| | 0.00 | 0.00 | Lifeguards | | 0.00 | 0.00 | 55,000.00 |
| 276.71 | 441.67 | 164.96 | Insurance Exp - W/C | 276.71 | 441.67 | 164.96 | 5,300.00 |
| 313.54 | | (313.54) | Payroll Taxes | 313.54 | | (313.54) | 6,000.00 |
| 80.00 | 12.32 | (67.68) | Payroll Service | 80.00 | 12.32 | (67.68) | 1,750.00 |
| 670.25 | 453.99 | -216.26 | Subtotal | 670.25 | 453.99 | -216.26 | 68,050.00 |
| <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 |
| 156.70 | 416.67 | 259.97 | Pool & Spa - Chemicals | 156.70 | 416.67 | 259.97 | 5,000.00 |
| | 375.00 | 375.00 | Pool & Spa - Repairs | | 375.00 | 375.00 | 4,500.00 |
| | 333.33 | 333.33 | Pool & Spa - Supplies | | 333.33 | 333.33 | 4,000.00 |
| | 70.83 | 70.83 | Wristbands | | 70.83 | 70.83 | 850.00 |
| 906.70 | 2,295.83 | 1,389.13 | Subtotal | 906.70 | 2,295.83 | 1,389.13 | 27,550.00 |
| <u>Park Expense</u> | | | | | | | |
| 650.00 | 650.00 | 0.00 | Landscape-Contract | 650.00 | 650.00 | 0.00 | 7,800.00 |
| 579.50 | 500.00 | (79.50) | Common Area - Maintenance | 579.50 | 500.00 | (79.50) | 6,000.00 |
| 167.99 | 55.00 | (112.99) | Pest Control | 167.99 | 55.00 | (112.99) | 660.00 |
| 805.28 | 833.33 | | Cabana Supplies and Equipment | 805.28 | 833.33 | 28.05 | 10,000.00 |
| | 83.33 | 83.33 | Tennis Court- Service & Repair | | 83.33 | 83.33 | 1,000.00 |
| 2,202.77 | 2,121.67 | -109.16 | Subtotal | 2,202.77 | 2,121.67 | -81.10 | 25,460.00 |
| <u>Utilities</u> | | | | | | | |
| 53.12 | 625.00 | 571.88 | Gas | 53.12 | 625.00 | 571.88 | 7,500.00 |
| 873.43 | 1,000.00 | 126.57 | Electricity | 873.43 | 1,000.00 | 126.57 | 12,000.00 |
| 192.93 | 208.33 | 15.40 | Refuse | 192.93 | 208.33 | 15.40 | 2,500.00 |
| 272.22 | 275.00 | 2.78 | Telephone & Internet | 272.22 | 275.00 | 2.78 | 3,300.00 |
| 1,426.44 | 1,833.33 | 406.89 | Water | 443.24 | 1,833.33 | 1,390.09 | 22,000.00 |
| 2,818.14 | 3,941.67 | 1,123.53 | Subtotal | 1,834.94 | 3,941.67 | 2,106.73 | 47,300.00 |

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
January 31, 2024

| Current Period | | | Description | Year To Date | | | 2024 Budget |
|---------------------------------------|-----------|------------|-----------------------------------|---------------------|---------------------|---------------------|----------------------|
| Actual | Budget | Variance | | Actual | Budget | Variance | |
| <u>Administrative Expenses</u> | | | | | | | |
| | 2,590.00 | 2,590.00 | Audit & Tax Preparation | | 2,590.00 | 2,590.00 | 1,500.00 |
| | 16.67 | 16.67 | Civic Expenses | | 16.67 | 16.67 | 200.00 |
| | 83.33 | 83.33 | Collection Expenses | | 83.33 | 83.33 | 1,000.00 |
| 299.67 | 333.33 | 33.66 | D & O Ins. Expense | 299.67 | 333.33 | 33.66 | 4,000.00 |
| 1,105.25 | 1,458.33 | 353.08 | Insurance Expense | 1,105.25 | 1,458.33 | 353.08 | 17,500.00 |
| | 41.67 | 41.67 | Mailings, Postage & Copies | | 41.67 | 41.67 | 500.00 |
| | 416.67 | 416.67 | Meeting Expenses/Social Functions | | 416.67 | 416.67 | 5,000.00 |
| 425.00 | 425.00 | 0.00 | Newsletter Editor | 425.00 | 425.00 | 0.00 | 5,100.00 |
| 39.73 | 25.00 | (14.73) | Newsletter Postage/ Printing | 39.73 | 25.00 | (14.73) | 300.00 |
| 415.85 | 208.33 | (207.52) | Office Supplies | 415.85 | 208.33 | (207.52) | 2,500.00 |
| 1,967.11 | 158.33 | (1,808.78) | Payment Processing Fees | 1,967.11 | 158.33 | (1,808.78) | 1,900.00 |
| | 83.33 | 83.33 | Permits & License | | 83.33 | 83.33 | 1,000.00 |
| 1,771.50 | 2,500.00 | 728.50 | Professional Services | 1,771.50 | 2,500.00 | 728.50 | 30,000.00 |
| | 833.33 | 833.33 | Reserve Study | | 833.33 | 833.33 | 10,000.00 |
| 300.00 | 300.00 | 0.00 | Secretary | 300.00 | 300.00 | 0.00 | 3,600.00 |
| | 125.00 | 125.00 | Taxes - Income | | 125.00 | 125.00 | 1,500.00 |
| | 1,250.00 | 1,250.00 | Taxes - Property | | 1,250.00 | 1,250.00 | 15,000.00 |
| 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 | | 25.00 | 25.00 | 300.00 |
| 7,324.11 | 11,873.33 | 4,549.22 | Subtotal | 7,324.11 | 11,873.33 | 4,549.22 | 112,900.00 |
| Total Expenses | | | | \$ 12,938.77 | \$ 20,686.49 | \$ 7,747.72 | \$ 281,260.00 |
| Net Income | | | | \$ 79,980.21 | \$ 60,332.51 | \$ 19,647.70 | -\$ 5,688.00 |

Income & Expense Statement
Cabana Rebuild
January 31, 2024

| Current Period | | | Description | Year To Date | | | Budget |
|--------------------|----------------|--------------------|----------------------------------|------------------------|------------------------|----------------------|------------------------|
| Actual | Budget | Variance | | Actual | Budget | Variance | |
| INCOME | | | | | | | |
| 1,031.00 | | 1,031.00 | Special Assessments | 1,368,750.00 | 1,300,000.00 | 68,750.00 | 1,300,000.00 |
| | | 0.00 | Brick Fundraiser | 27,175.00 | | 27,175.00 | |
| \$ 1,031.00 | \$ 0.00 | \$ 1,031.00 | Total Income | \$ 1,395,925.00 | \$ 1,300,000.00 | \$ 95,925.00 | \$ 1,300,000.00 |
| \$ 1,031.00 | \$ 0.00 | \$ 1,031.00 | Gross Profit | \$ 1,395,925.00 | \$ 1,300,000.00 | \$ 95,925.00 | \$ 1,300,000.00 |
| EXPENSES | | | | | | | |
| | | 0.00 | Cabana Rebuild - Contract | 1,454,028.97 | 1,502,547.00 | 48,518.03 | 1,502,547.00 |
| | | 0.00 | Cabana Rebuild - Allowance Items | 132,103.23 | 70,000.00 | (62,103.23) | 70,000.00 |
| | | 0.00 | Cabana Rebuild - Other Expenses | 127,394.77 | 60,250.00 | (67,144.77) | 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) | |
| \$ 0.00 | \$ 0.00 | \$ 0.00 | Total Expenses | \$ 1,760,621.89 | \$ 1,675,797.00 | -\$ 84,824.89 | \$ 1,675,797.00 |
| \$ 1,031.00 | \$ 0.00 | \$ 1,031.00 | Net Income | -\$ 364,696.89 | -\$ 375,797.00 | \$ 11,100.11 | -\$ 375,797.00 |

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of January 31, 2024

| ASSETS | |
|---|----------------------------|
| CURRENT ASSETS | |
| Cash - Operating Fund | \$ 46,695.52 |
| Cash - Reserve Fund | \$ 125,064.95 |
| Accounts Receivable | \$ 8,619.80 |
| Accounts In Collection | \$ 19,289.60 |
| Due From ManageCasa | \$ 34,128.00 |
| Construction Refundable Deposit | \$ 10,000.00 |
| Due From Contractor | \$ 8,695.93 |
| Other Current Assets | \$ 5,769.64 |
| TOTAL CURRENT ASSETS | \$ 258,263.44 |
| FIXED ASSETS | |
| New Cabana Costs to Date | \$ 1,743,565.04 |
| HOA All in One Property Management System | \$ 5,525.00 |
| TOTAL FIXED ASSETS | \$ 1,749,090.04 |
| TOTAL ASSETS | \$ 2,007,353.48 |
| LIABILITIES AND FUND BALANCE | |
| LIABILITES | |
| Accounts Payable | 2,384.12 |
| Accrued Expenses | |
| Construction Contract Retention Payable | 28,673.47 |
| TOTAL LIABILITIES | \$ 31,057.59 |
| FUND BALANCE | |
| Current Year Net Income/Loss | 1,897,098.88 |
| TOTAL FUND BALANCE | \$ 1,976,295.89 |
| TOTAL LIABILITIES AND EQUITY | \$ 2,007,353.48 |