

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
2,160.00	0.00	2,160.00	Regular Assessments	238,464.00	242,352.00	(3,888.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	240.00	360.00	(120.00)	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
<u>2,220.00</u>	<u>90.00</u>	<u>2,130.00</u>	Subtotal	<u>238,704.00</u>	<u>242,712.00</u>	<u>(4,008.00)</u>	<u>272,832.00</u>
<u>Interest, Late Charges, Collection Fees</u>							
261.94	20.83	241.11	Interest Inc - Operating Fund	895.69	83.33	812.36	250.00
622.92	83.33	539.59	Interest Inc - Repl. Res. Fund	2,522.69	333.33	2,189.36	1,000.00
	0.00	0.00	Late Charges	1,512.00	1,000.00	512.00	1,000.00
701.14		701.14	Collection Charges	1,123.78		1,123.78	
<u>1,586.00</u>	<u>104.17</u>	<u>1,481.83</u>	Subtotal	<u>6,054.16</u>	<u>1,416.67</u>	<u>4,637.49</u>	<u>2,250.00</u>
\$ 3,806.00	\$ 194.17	\$ 3,611.83	Total Income	\$ 244,758.16	\$ 244,128.67	\$ 629.49	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
		0.00	Lifeguards	0.00		0.00	60,000.00
731.77		(731.77)	Insurance Exp - W/C	1,619.87		(1,619.87)	4,500.00
		0.00	Payroll Taxes	0.00		0.00	6,000.00
<u>75.00</u>		<u>(75.00)</u>	Payroll Service	<u>300.00</u>		<u>(300.00)</u>	<u>1,750.00</u>
806.77	0.00	-806.77	Subtotal	<u>1,919.87</u>	<u>0.00</u>	<u>-1,919.87</u>	<u>72,250.00</u>
<u>Pool Expense</u>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	3,000.00	4,400.00	1,400.00	13,200.00
65.70	625.00	559.30	Pool & Spa - Chemicals	262.80	2,500.00	2,237.20	7,500.00
10,009.00	375.00	(9,634.00)	Pool & Spa - Repairs	10,009.00	1,500.00	(8,509.00)	4,500.00
804.75	250.00	(554.75)	Pool & Spa - Supplies	889.99	1,000.00	110.01	3,000.00
570.00	70.83	(499.17)	Wristbands	570.00	283.33	(286.67)	850.00
<u>12,199.45</u>	<u>2,420.83</u>	<u>-9,778.62</u>	Subtotal	<u>14,731.79</u>	<u>9,683.33</u>	<u>-5,048.46</u>	<u>29,050.00</u>
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	2,437.50	2,600.00	162.50	7,800.00
<u>128.00</u>	<u>500.00</u>	<u>372.00</u>	Common Area - Maintenance	<u>3,552.67</u>	<u>2,000.00</u>	<u>(1,552.67)</u>	<u>6,000.00</u>
	50.00	50.00	Pest Control	157.00	200.00	43.00	600.00
	83.33	83.33	Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
<u>778.00</u>	<u>1,283.33</u>	<u>505.33</u>	Tennis Court- Service & Repair	<u>5,000.00</u>	<u>333.33</u>	<u>(4,666.67)</u>	<u>1,000.00</u>
			Subtotal	<u>13,132.92</u>	<u>5,133.33</u>	<u>-7,999.59</u>	<u>15,400.00</u>
<u>Utilities</u>							
29.59	708.33	678.74	Gas	124.99	2,833.33	2,708.34	8,500.00
89.29	1,250.00	1,160.71	Electricity	992.36	5,000.00	4,007.64	15,000.00
192.93	208.33	15.40	Refuse	771.72	833.33	61.61	2,500.00
387.48	250.00	(137.48)	Telephone & Pager	1,151.64	1,000.00	(151.64)	3,000.00
363.44	1,666.67	1,303.23	Water	1,783.54	6,666.67	4,883.13	20,000.00
<u>1,062.73</u>	<u>4,083.33</u>	<u>3,020.60</u>	Subtotal	<u>4,824.25</u>	<u>16,333.33</u>	<u>11,509.08</u>	<u>49,000.00</u>
<u>Administrative Expenses</u>							
	208.33	208.33	Audit & Tax Preparation	0.00	833.33	833.33	2,500.00
199.00	8.33	(190.67)	Civic Expenses	199.00	33.33	(165.67)	100.00

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	83.33	83.33	Collection Expenses	0.00	333.33	333.33	1,000.00
298.00	333.33	35.33	D & O Ins. Expense	1,192.00	1,333.33	141.33	4,000.00
1,479.44	1,458.33	(21.11)	Insurance Expense	5,917.76	5,833.33	(84.43)	17,500.00
18.90	62.50	43.60	Mailings, Postage & Copies	219.80	250.00	30.20	750.00
611.67	416.67	(195.00)	Meeting Expenses/Social Functions	611.67	1,666.67	1,055.00	5,000.00
425.00	425.00	0.00	Newsletter Editor	1,700.00	1,700.00	0.00	5,100.00
39.73	37.50	(2.23)	Newsletter Postage/ Printing	39.73	150.00	110.27	450.00
233.75	208.33	(25.42)	Office Supplies	884.12	833.33	(50.79)	2,500.00
26.81	158.33	131.52	Payment Processing Fees	1,676.80	633.33	(1,043.47)	1,900.00
	83.33	83.33	Permits & License	0.00	333.33	333.33	1,000.00
187.17	416.67	229.50	Professional Services	1,572.26	1,666.67	94.41	5,000.00
	833.33	833.33	Reserve Study	0.00	3,333.33	3,333.33	10,000.00
300.00	300.00	0.00	Secretary	1,200.00	1,200.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	0.00	166.67	166.67	500.00
	1,666.67	1,666.67	Taxes - Property	5,163.90	6,666.67	1,502.77	20,000.00
1,000.00	1,000.00	0.00	Treasurer	4,000.00	4,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	100.00	100.00	300.00
4,819.47	7,766.67	2,947.20	Subtotal	24,377.04	31,066.67	6,689.63	93,200.00
\$ 19,666.42	\$ 15,554.17	-\$ 4,112.25	Total Expenses	\$ 58,985.87	\$ 62,216.67	\$ 3,230.80	\$ 258,900.00
-\$ 15,860.42	-\$ 15,360.00	-\$ 500.42	Net Income	\$ 185,772.29	\$ 181,912.00	\$ 3,860.29	\$ 16,182.00

Income & Expense Statement
Cabana Rebuild
April 30, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
0.00		0.00	Special Assessments	1,356,850.00	1,300,000.00	56,850.00	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 0.00	\$ 0.00	\$ 0.00	Total Income	\$ 1,384,025.00	\$ 1,300,000.00	\$ 84,025.00	\$ 1,300,000.00
\$ 0.00	\$ 0.00	\$ 0.00	Gross Profit	\$ 1,384,025.00	\$ 1,300,000.00	\$ 84,025.00	\$ 1,300,000.00
EXPENSES							
104,975.70		(104,975.70)	Cabana Rebuild - Contract	1,426,940.41	1,426,940.41	0.00	1,572,560.00
243.52		(243.52)	Cabana Rebuild - Other Expenses	121,991.43	60,250.00	(61,741.43)	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)	
\$ 105,219.22	\$ 0.00	-\$ 105,219.22	Total Expenses	\$ 1,596,026.76	\$ 1,530,190.41	-\$ 65,836.35	\$ 1,675,810.00
-\$ 105,219.22	\$ 0.00	-\$ 105,219.22	Net Income	-\$ 212,001.76	-\$ 230,190.41	\$ 18,188.65	-\$ 375,810.00

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

ASSETS

CURRENT ASSETS

Cash - Operating Fund	\$	209,000.34
Cash - Reserve Fund	\$	305,814.41
Cash - Cabana Rebuild	\$	16,880.49
Accounts Receivable	\$	13,363.00
Accounts In Collection	\$	33,224.55
Construction Refundable Deposit	\$	10,000.00
Other Current Assets	\$	2,209.44
TOTAL CURRENT ASSETS	\$	590,492.23

FIXED ASSETS

New Cabana Costs to Date	\$	1,578,969.91
TOTAL FIXED ASSETS	\$	1,578,969.91

TOTAL ASSETS	\$	2,169,462.14
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LIABILITIES AND FUND BALANCE

LIABILITES

Accounts Payable		12,373.16
Accrued Expenses		500.00
Payroll Liabilities		0.00
Construction Contract Retention Payable		71,341.13
TOTAL LIABILITIES	\$	84,214.29

FUND BALANCE		1,892,884.36
Current Year Net Income/Loss		192,363.49
TOTAL FUND BALANCE	\$	2,085,247.85

TOTAL LIABILITIES AND EQUITY	\$	2,169,462.14
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