

Fiesta Gardens Homes Association Inc.
Profit and Loss
September 2025

Current Period			Description	Year To Date			Approved	2025 Comments
Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	

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Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
Income								
<u>Operating Revenue</u>								
333		333	Regular Assessments	294,318	290,822	3,496	290,822	monthly paymts
1,600	992	608	Clubhouse Rental (Pool Party)	25,370	8,928	16,442	11,904	more rentals + inc. fees
593	183	410	Guest Passes	2,580	825	1,755	1,100	\$644 cash from 2024
60	60	0	Bee Ads	780	540	240	720	
(259)		(259)	Swim School	31,454	15,910	15,544	15,910	refunds due to closure
2,327	1,235	1,091	Subtotal	354,502	317,025	37,476	320,456	
<u>Interest, Late Charges, Collection Fees</u>								
234	42	192	Interest Inc - Repl. Res. Fund	1,373	375	998	500	
0	83	(83)	Late Charges	9,857	750	9,107	1,000	settlement of lawsuit
5,000	0	5,000	Misc Income	10,519	0	10,519	0	primarily settlm't of lawsuit
0	8	(8)	Collection Charges	0	75	(75)	100	
5,234	133	5,101	Subtotal	21,749	1,200	20,549	1,600	
7,561	1,369	6,192	Total Income	376,250	318,225	58,025	322,056	
Expenses								
<u>Lifeguard Expense</u>								
8,084	11,437	3,353	Lifeguards	60,156	51,467	(8,689)	57,186	wage inc by \$1, more hrs
0	293	293	Insurance Exp - W/C	1,573	2,639	1,066	3,518	qtrly pymt in Jan, Apr, Jul, Oct
761	494	(268)	Payroll Taxes	5,821	6,519	698	5,926	
193	167	(26)	Payroll Service	2,121	1,502	(619)	2,003	more lifeguards
9,039	12,391	3,352	Lifeguard Expense Subtotal	69,670	62,127	(7,544)	68,633	
<u>Pool Expense</u>								
3,587	1,863	(1,724)	Pool Expense total	27,339	16,766	(10,573)	22,355	Special Assmt req'd for repairs
<u>Park Expense</u>								
650	670	20	Landscape-Contract	6,971	6,026	(946)	8,034	
225	0	(225)	Common Area - Maintenance	846	0	(846)	0	Special Assmt req'd
0	78	78	Pest Control	612	701	89	935	qtrly pymt in Jan, Apr, Jul, Oct
930	0	(930)	Cabana Supplies and Equipment	7,057	0	(7,057)	0	cleaning services pd by inc. cabana fees
0	0	0	Tennis Court- Service & Repair	0	0	0	0	Special Assmt req'd
1,805	747	(1,058)	Park Expense Subtotal	15,486	6,727	(8,759)	8,969	

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Actual	Budget	Variance		Actual	Budget	Variance	2025 Budget	
			<u>Utilities</u>					
503	720	216	Gas	3,097	6,476	3,378	8,634	
1,917	1,299	(617)	Electricity	14,155	11,693	(2,463)	15,590	
193	216	23	Refuse	1,855	1,947	92	2,596	
272	280	8	Telephone & Internet	2,452	2,523	71	3,364	
2,441	1,833	(608)	Water	16,191	16,500	309	22,000	
0	525	525	Clubhouse Facilities (alarm)	880	4,729	3,849	6,305	
5,436	4,874	(562)	Utilities Subtotal	38,741	43,867	5,126	58,489	
			<u>Administrative Expenses</u>					
1,640	220	(1,420)	Audit & Tax Preparation	1,640	1,984	344	2,645	
0	8	8	Civic Expenses	0	75	75	100	
0	0	0	Collection Expenses	0	0	0	0	
348	333	(14)	D & O Ins. Expense	2,889	3,000	111	4,000	qtrly pymt in Jan, Apr, Jul, Oct
1,299	1,458	159	Insurance Expense	11,690	13,125	1,435	17,500	
0	42	42	Mailings, Postage & Copies	252	375	123	500	
60	250	190	Meeting Expenses/Social Functions	741	2,250	1,509	3,000	
425	425	0	Newsletter Editor	3,825	3,825	0	5,100	
0	65	65	Newsletter Postage/ Printing	119	585	466	780	
328	293	(35)	Office Software & Supplies	2,832	2,641	(191)	3,521	
46		(46)	Payment Processing Fees	6,723	5,300	(1,423)	5,300	QB fees
35			Permits & License	35	30	(5)	40	
230	0	(230)	Professional Services	22,436	0	(22,436)	0	legal fees from 2024 + foreclosure; Special Assmt req'd
0	74	74	Reserve Study	0	668	668	890	
300	300	0	Secretary	2,700	2,700	0	3,600	
0	125	125	Taxes - Income	0	1,125	1,125	1,500	
0	2,000	2,000	Taxes - Property	11,822	18,000	6,178	24,000	Property taxes \$13.4K offset by late penalty appeal accepted by City
2,000	2,000	0	Treasurer	18,000	18,000	0	24,000	
0	44	44	Web Site	324	395	71	526	
6,711	7,639	963	Admin Expenses Subtotal	86,027	74,077	(11,951)	97,002	
26,578	27,514	971	Total Expenses	237,263	203,563	(33,700)	255,448	
(19,017)	(26,145)	7,128	Net Income	138,987	114,662	24,325	66,608	

Fiesta Gardens Homes Association In Balance Sheet

As of September 30, 2025

ASSETS	as of 8/31/25	MoM flux	2025 Comments	
CURRENT ASSETS				
Cash - Operating Fund	91,505	59,409	32,096	Transfer \$50K from Reserve Fund and normally recurring expenses
Cash - Reserve Fund	164,873	214,639	(49,766)	Transfer \$50K to Op Fund
Accounts Receivable: Other	32	(190)	222	
Accounts Receivable 2025 Dues	12,614	12,914	(300)	
A/R (Emergency Assessment)	5,115	5,280	(165)	
A/R 2024 and prior periods	11,382	11,217	165	
Other Current Assets	13,322	14,968	(1,646)	
TOTAL CURRENT ASSETS	298,843	318,237	(19,394)	
FIXED ASSETS				
New Cabana Costs to Date	1,793,804	1,793,804	0	
HOA All in One Property Management System	5,525	5,525	0	
TOTAL FIXED ASSETS	1,799,329	1,799,329	0	
TOTAL ASSETS	2,098,172	2,117,566	(19,394)	
LIABILITIES AND FUND BALANCE	as of 8/31/25	MoM flux	2025 Comments	
LIABILITES				
Accounts Payable	3,218	2,637	581	
Payroll Taxes Payable	(466)	(466)	(0)	
Accrued Expenses	2,847	2,847	0	
Prepaid Assessments	99,300	99,300	0	
Construction Contract Retention Payable	5,325	5,325	0	
TOTAL LIABILITIES	110,223	109,642	581	
FUND BALANCE				
FUND BALANCE	1,848,962	1,848,962		
Current Year Net Income/Loss	138,987	158,962		
TOTAL FUND BALANCE	1,987,949	2,007,924		
TOTAL LIABILITIES AND EQUITY	2,098,172	2,117,566		