

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
April 30, 2024

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<i>Operating Revenue</i>							
39,744.00	80,784.00	(41,040.00)	Regular Assessments	214,704.00	242,352.00	(27,648.00)	242,352.00
90.00	60.00	30.00	Bee Ads	300.00	240.00	60.00	720.00
40,314.00	80,844.00	(40,530.00)	Subtotal	215,484.00	242,592.00	(27,108.00)	273,472.00
<i>Interest, Late Charges, Collection Fees</i>							
24.16	8.33	15.83	Interest Inc - Operating Fund	76.79	33.33	43.46	100.00
166.07	83.33	82.74	Interest Inc - Repl. Res. Fund	723.84	333.33	390.51	1,000.00
43.20	83.33	(40.13)	Late Charges	313.20	333.33	(20.13)	1,000.00
233.43	175.00	58.43	Subtotal	1,376.03	700.00	676.03	2,100.00
\$ 40,547.43	\$ 81,019.00	\$ (40,471.57)	Total Income	\$ 216,860.03	\$ 243,292.00	\$ (26,431.97)	\$ 275,572.00

EXPENSES							
		0.00	Common Area - Maintenance			0.00	
<i>Lifeguard Expense</i>							
	0.00	0.00	Lifeguards		0.00	0.00	55,000.00
432.16	441.67	9.51	Insurance Exp - W/C	1,505.50	1,766.67	261.17	5,300.00
		0.00	Payroll Taxes	313.54		(313.54)	6,000.00
	12.32	12.32	Payroll Service	240.00	583.33	343.33	1,750.00
432.16	453.99	21.83	Subtotal	2,059.04	2,350.00	290.96	68,050.00
<i>Pool Expense</i>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	3,000.00	4,400.00	1,400.00	13,200.00
91.00	416.67	325.67	Pool & Spa - Chemicals	429.70	1,666.67	1,236.97	5,000.00
	375.00	375.00	Pool & Spa - Repairs	0.00	1,500.00	1,500.00	4,500.00
558.08	333.33	(224.75)	Pool & Spa - Supplies	783.01	1,333.33	550.32	4,000.00
	70.83	70.83	Wristbands	343.90	212.50	(131.40)	850.00
1,399.08	2,295.83	896.75	Subtotal	4,556.61	9,112.50	4,555.89	27,550.00
<i>Park Expense</i>							
650.00	650.00	0.00	Landscape-Contract	2,600.00	2,600.00	0.00	7,800.00
2,201.07	500.00	(1,701.07)	Common Area - Maintenance	2,780.57	2,000.00	(780.57)	6,000.00
184.99	55.00	(129.99)	Pest Control	352.98	220.00	(132.98)	660.00
957.52	833.33	(124.19)	Cabana Supplies and Equipment	8,854.73	3,333.33	(5,521.40)	10,000.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	333.33	333.33	1,000.00
3,993.58	2,121.67	(1,871.91)	Subtotal	14,588.28	8,486.67	(6,101.61)	25,460.00
<i>Utilities</i>							
48.22	625.00	576.78	Gas	215.15	2,500.00	2,284.85	7,500.00
482.30	1,000.00	517.70	Electricity	2,232.45	4,000.00	1,767.55	12,000.00
0.00	208.33	208.33	Refuse	578.79	833.33	254.54	2,500.00
271.95	275.00	3.05	Telephone & Internet	1,088.61	1,100.00	11.39	3,300.00
986.12	1,833.33	847.21	Water	5,651.91	7,333.33	1,681.42	22,000.00
110.00		(110.00)	Clubhouse Facilities	220.00		(220.00)	0.00
1,898.59	3,941.67	2,043.08	Subtotal	9,986.91	15,766.67	5,779.76	47,300.00

**Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
April 30, 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	0.00	500.00	500.00	1,500.00
	16.67	16.67	Civic Expenses	0.00	66.67	66.67	200.00
	83.33	83.33	Collection Expenses	0.00	333.33	333.33	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	1,198.68	1,333.33	134.65	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	4,421.00	5,833.33	1,412.33	17,500.00
32.28	41.67	9.39	Mailings, Postage & Copies	32.28	166.67	134.39	500.00
406.37	416.67	10.30	Meeting Expenses/Social Functions	406.37	1,666.67	1,260.30	5,000.00
425.00	425.00	0.00	Newsletter Editor	1,700.00	1,700.00	0.00	5,100.00
46.24	25.00	(21.24)	Newsletter Postage/ Printing	165.43	100.00	(65.43)	300.00
153.08	208.33	55.25	Office Supplies	1,157.10	833.33	(323.77)	2,500.00
631.51	158.33	(473.18)	Payment Processing Fees	3,963.14	633.33	(3,329.81)	1,900.00
	83.33	83.33	Permits & License	0.00	333.33	333.33	1,000.00
9,115.46	6,000.00	(3,115.46)	Professional Services	23,759.59	24,000.00	240.41	30,000.00
	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
	125.00	125.00	Taxes - Income	0.00	500.00	500.00	1,500.00
6,932.24	1,250.00	(5,682.24)	Taxes - Property	6,932.24	5,000.00	(1,932.24)	15,000.00
2,000.00	1,000.00	(1,000.00)	Treasurer	7,000.00	4,000.00	(3,000.00)	12,000.00
	25.00	25.00	Web Site	0.00	100.00	100.00	300.00
21,447.10	15,373.33	(6,073.77)	Subtotal	51,935.83	51,633.33	(302.50)	112,900.00
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\$ 29,170.51	\$ 24,186.49	\$ (4,984.02)	Total Expenses	\$ 83,126.67	\$ 87,349.17	\$ 4,222.50	\$ 281,260.00
\$ 11,376.92	\$ 56,832.51	\$ (45,455.59)	Net Income	\$ 133,733.36	\$ 155,942.83	\$ (22,209.47)	\$ (5,688.00)

**Income & Expense Statement
Cabana Rebuild
April 30, 2024**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
		0.00	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	
\$ 0.00	\$ 0.00	\$ 0.00	Total Income	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
\$ 0.00	\$ 0.00	\$ 0.00	Gross Profit	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
EXPENSES							
		0.00	Cabana Rebuild - Contract	1,473,958.00	1,502,547.00	28,589.00	1,502,547.00
98.27		(98.27)	Cabana Rebuild - Allowance Items	132,621.40	70,000.00	(62,621.40)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	127,881.77	60,250.00	(67,631.77)	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)	
\$ 98.27	\$ -	\$ (98.27)	Total Expenses	\$1,781,556.09	\$ 1,675,797.00	\$ (105,759.09)	\$1,675,797.00
\$ (98.27)	\$ -	\$ (98.27)	Net Income	\$ (385,631.09)	\$ (375,797.00)	\$ (9,834.09)	\$ (375,797.00)

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of April 30, 2024

ASSETS

CURRENT ASSETS

Cash - Operating Fund	137,889.90
Cash - Reserve Fund	101,192.04
Cash - Cabana Rebuild	
Accounts Receivable	7,257.40
Accounts In Collection	19,289.60
Due From ManageCasa	1,728.00
Construction Refundable Deposit	10,000.00
Other Current Assets	1,554.88
TOTAL CURRENT ASSETS	\$ 278,911.82

FIXED ASSETS

New Cabana Costs to Date	1,764,499.24
HOA All in One Property Management System	5,525.00
TOTAL FIXED ASSETS	\$ 1,770,024.24

TOTAL ASSETS	\$ 2,048,936.06
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LIABILITIES AND FUND BALANCE

LIABILITES

Accounts Payable	139.69
Accrued Expenses	1,750.00
Construction Contract Retention Payable	15,994.13
TOTAL LIABILITIES	\$ 17,883.82

FUND BALANCE	1,897,118.88
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Current Year Net Income/Loss	133,933.36
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TOTAL FUND BALANCE	\$ 2,031,052.24
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TOTAL LIABILITIES AND EQUITY	\$ 2,048,936.06
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