

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
1,296.00	0.00	1,296.00	Regular Assessments	239,528.00	242,352.00	(2,824.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	360.00	540.00	(180.00)	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
3,100.00	0.00	3,100.00	Pool Party	3,100.00	0.00	3,100.00	12,500.00
4,456.00	90.00	4,366.00	Subtotal	242,988.00	242,892.00	96.00	272,832.00
<u>Interest, Late Charges, Collection Fees</u>							
33.21	20.83	12.38	Interest Inc - Operating Fund	1,086.49	125.00	961.49	250.00
531.36	83.33	448.03	Interest Inc - Repl. Res. Fund	3,602.19	500.00	3,102.19	1,000.00
	0.00	0.00	Late Charges	1,522.00	1,000.00	522.00	1,000.00
459.70		459.70	Collection Charges	1,560.83		1,560.83	
1,024.27	104.17	920.10	Subtotal	7,771.51	1,625.00	6,146.51	2,250.00
\$ 5,480.27	\$ 194.17	\$ 5,286.10	Total Income	\$ 250,759.51	\$ 244,517.00	\$ 6,242.51	\$ 275,082.00
EXPENSES							
<u>Lifeguard Expense</u>							
15,260.47	21,818.18	6,557.71	Lifeguards	19,331.19	10,909.09	(8,422.10)	60,000.00
735.78		(735.78)	Insurance Exp - W/C	2,355.65		(2,355.65)	4,500.00
1,504.64	1,090.91	(413.73)	Payroll Taxes	1,904.14	1,090.91	(813.23)	6,000.00
83.00		(83.00)	Payroll Service	466.00	318.18	(147.82)	1,750.00
17,583.89	22,909.09	5,325.20	Subtotal	24,056.98	12,318.18	-11,738.80	72,250.00
<u>Pool Expense</u>							
1,200.00	1,100.00	(100.00)	Pool & Spa - Monthly Service	4,950.00	5,500.00	550.00	13,200.00
240.70	625.00	384.30	Pool & Spa - Chemicals	1,600.05	3,125.00	1,524.95	7,500.00
6,467.51	375.00	(6,092.51)	Pool & Spa - Repairs	16,476.51	1,875.00	(14,601.51)	4,500.00
609.11	250.00	(359.11)	Pool & Spa - Supplies	2,072.00	1,250.00	(822.00)	3,000.00
	70.83	70.83	Wristbands	788.78	354.17	(434.61)	850.00
8,517.32	2,420.83	-6,096.49	Subtotal	25,887.34	12,104.17	-13,783.17	29,050.00
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	3,737.50	3,250.00	(487.50)	7,800.00
1,364.59	500.00	(864.59)	Common Area - Maintenance	5,313.76	2,500.00	(2,813.76)	6,000.00
	50.00	50.00	Pest Control	324.99	250.00	(74.99)	600.00
	83.33	83.33	Cabana Supplies and Equipment	1,985.75	0.00	(1,985.75)	
			Tennis Court- Service & Repair	6,739.02	416.67	(6,322.35)	1,000.00
2,014.59	1,283.33	-731.26	Subtotal	18,101.02	6,416.67	-11,684.35	15,400.00
<u>Utilities</u>							
794.28	708.33	(85.95)	Gas	947.91	3,541.67	2,593.76	8,500.00
1,128.95	1,250.00	121.05	Electricity	2,265.85	6,250.00	3,984.15	15,000.00
192.93	208.33	15.40	Refuse	1,157.58	1,041.67	(115.91)	2,500.00
271.34	250.00	(21.34)	Telephone & Pager	1,694.32	1,250.00	(444.32)	3,000.00
2,452.76	1,666.67	(786.09)	Water	6,550.30	8,333.33	1,783.03	20,000.00
4,840.26	4,083.33	-756.93	Subtotal	12,615.96	20,416.67	7,800.71	49,000.00
<u>Administrative Expenses</u>							
2,590.00	208.33	(2,381.67)	Audit & Tax Preparation	2,590.00	1,041.67	(1,548.33)	2,500.00
	8.33	8.33	Civic Expenses	199.00	41.67	(157.33)	100.00

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

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
	83.33	83.33	Collection Expenses	0.00	500.00	500.00	1,000.00
299.67	333.33	33.66	D & O Ins. Expense	1,789.67	2,000.00	210.33	4,000.00
1,105.25	1,458.33	353.08	Insurance Expense	8,502.45	8,750.00	247.55	17,500.00
18.90	62.50	43.60	Mailings, Postage & Copies	238.70	375.00	136.30	750.00
	416.67	416.67	Meeting Expenses/Social Functions	611.67	2,500.00	1,888.33	5,000.00
425.00	425.00	0.00	Newsletter Editor	2,550.00	2,550.00	0.00	5,100.00
38.64	37.50	(1.14)	Newsletter Postage/ Printing	117.01	225.00	107.99	450.00
282.00	208.33	(73.67)	Office Supplies	1,436.41	1,250.00	(186.41)	2,500.00
14.03	158.33	144.30	Payment Processing Fees	1,736.90	950.00	(786.90)	1,900.00
	83.33	83.33	Permits & License	0.00	500.00	500.00	1,000.00
461.50	416.67	(44.83)	Professional Services	2,033.76	2,500.00	466.24	5,000.00
	833.33	833.33	Reserve Study	0.00	5,000.00	5,000.00	10,000.00
300.00	300.00	0.00	Secretary	1,800.00	1,800.00	0.00	3,600.00
1,547.00	41.67	(1,505.33)	Taxes - Income	1,547.00	250.00	(1,297.00)	500.00
	1,666.67	1,666.67	Taxes - Property	5,163.90	10,000.00	4,836.10	20,000.00
1,000.00	1,000.00	0.00	Treasurer	6,000.00	6,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	150.00	150.00	300.00
8,081.99	10,148.33	2,066.34	Subtotal	36,316.47	47,940.00	11,623.53	93,200.00
\$ 41,038.05	\$ 31,072.20	-\$ 9,965.85	Total Expenses	\$ 116,977.77	\$ 120,937.73	\$ 3,959.96	\$ 258,900.00
-\$ 35,557.78	-\$ 30,878.03	-\$ 4,679.75	Net Income	\$ 133,781.74	\$ 123,579.27	\$ 10,202.47	\$ 16,182.00

Income & Expense Statement
Cabana Rebuild
June 30, 2023

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
5,427.65		5,427.65	Special Assessments	1,364,920.75	1,300,000.00	64,920.75	1,300,000.00
		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 5,427.65	\$ 0.00	\$ 5,427.65	Total Income	\$ 1,392,095.75	\$ 1,300,000.00	\$ 92,095.75	\$ 1,300,000.00
\$ 5,427.65	\$ 0.00	\$ 5,427.65	Gross Profit	\$ 1,392,095.75	\$ 1,300,000.00	\$ 92,095.75	\$ 1,300,000.00
EXPENSES							
4,800.00		(4,800.00)	Cabana Rebuild - Contract	1,302,357.97	1,502,560.00	200,202.03	1,502,560.00
			Cabana Rebuild - Allowance Items	129,980.60	70,000.00	(59,980.60)	70,000.00
		0.00	Cabana Rebuild - Other Expenses	121,874.12	60,250.00	(61,624.12)	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)	
\$ 4,800.00	\$ 0.00	-\$ 4,800.00	Total Expenses	\$ 1,601,307.61	\$ 1,675,810.00	\$ 74,502.39	\$ 1,675,810.00
\$ 627.65	\$ 0.00	\$ 627.65	Net Income	-\$ 209,211.86	-\$ 375,810.00	\$ 166,598.14	-\$ 375,810.00

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

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 124,386.85
Cash - Reserve Fund	\$ 259,219.96
Cash - Cabana Rebuild	\$ 55,692.25
Accounts Receivable	\$ 9,697.00
Accounts In Collection	\$ 22,794.05
Construction Refundable Deposit	\$ 10,000.00
Other Current Assets	\$ 32,895.94
TOTAL CURRENT ASSETS	\$ 514,686.05
 FIXED ASSETS	
New Cabana Costs to Date	\$ 1,584,250.76
HOA All in One Property Management System	\$ 5,525.00
TOTAL FIXED ASSETS	\$ 1,589,775.76
 TOTAL ASSETS	\$ 2,104,461.81

LIABILITIES AND FUND BALANCE	
LIABILITES	
Accounts Payable	3,419.96
Accrued Expenses	2,452.76
Payroll Liabilities	10,485.30
Construction Contract Retention Payable	55,787.84
TOTAL LIABILITIES	\$ 72,145.86
 FUND BALANCE	1,892,884.36
Current Year Net Income/Loss	139,431.59
TOTAL FUND BALANCE	\$ 2,032,315.95
 TOTAL LIABILITIES AND EQUITY	\$ 2,104,461.81