

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Operating Fund**  
**February 28, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
<u>Operating Revenue</u>							
8,489.00	242,352.00	(233,863.00)	Regular Assessments	231,899.00	242,352.00	(10,453.00)	242,352.00
60.00	90.00	(30.00)	Bee Ads	120.00	180.00	(60.00)	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
8,549.00	242,442.00	-233,893.00	Subtotal	232,019.00	242,532.00	(10,513.00)	272,832.00
<u>Interest, Late Charges, Collection Fees</u>							
223.98	20.83	203.15	Interest Inc - Operating Fund	335.90	41.67	294.23	250.00
662.09	83.33	578.76	Interest Inc - Repl. Res. Fund	1,354.98	166.67	1,188.31	1,000.00
	500.00	(500.00)	Late Charges	1,733.00	500.00	1,233.00	1,000.00
0.00		0.00	Collection Charges	397.00		397.00	
886.07	604.17	281.90	Subtotal	3,820.88	708.33	3,112.55	2,250.00
<b>\$ 9,435.07</b>	<b>\$ 243,046.17</b>	<b>-\$ 233,611.10</b>	<b>Total Income</b>	<b>\$ 235,839.88</b>	<b>\$ 243,240.33</b>	<b>-\$ 7,400.45</b>	<b>\$ 275,082.00</b>
<b>EXPENSES</b>							
<u>Lifeguard Expense</u>							
		0.00	Lifeguards	0.00		0.00	60,000.00
		0.00	Insurance Exp - W/C	888.10		(888.10)	4,500.00
		0.00	Payroll Taxes	0.00		0.00	6,000.00
75.00		(75.00)	Payroll Service	150.00		(150.00)	1,750.00
75.00	0.00	-75.00	Subtotal	1,038.10	0.00	-1,038.10	72,250.00
<u>Pool Expense</u>							
750.00	1,100.00	350.00	Pool & Spa - Monthly Service	1,500.00	2,200.00	700.00	13,200.00
65.70	625.00	559.30	Pool & Spa - Chemicals	131.40	1,250.00	1,118.60	7,500.00
	375.00	375.00	Pool & Spa - Repairs	0.00	750.00	750.00	4,500.00
	250.00	250.00	Pool & Spa - Supplies	0.00	500.00	500.00	3,000.00
	70.83	70.83	Wristbands	0.00	141.67	141.67	850.00
815.70	2,420.83	1,605.13	Subtotal	1,631.40	4,841.67	3,210.27	29,050.00
<u>Park Expense</u>							
487.50	650.00	162.50	Landscape-Contract	1,137.50	1,300.00	162.50	7,800.00
3,102.41	500.00	(2,602.41)	Common Area - Maintenance	3,102.41	1,000.00	(2,102.41)	6,000.00
	50.00	50.00	Pest Control	157.00	100.00	(57.00)	600.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	166.67	166.67	1,000.00
3,589.91	1,283.33	-2,306.58	Subtotal	4,396.91	2,566.67	-1,830.24	15,400.00
<u>Utilities</u>							
27.68	708.33	680.65	Gas	58.23	1,416.67	1,358.44	8,500.00
75.59	1,250.00	1,174.41	Electricity	874.43	2,500.00	1,625.57	15,000.00
192.93	208.33	15.40	Refuse	385.86	416.67	30.81	2,500.00
254.72	250.00	(4.72)	Telephone & Pager	509.44	500.00	(9.44)	3,000.00
400.23	1,666.67	1,266.44	Water	920.10	3,333.33	2,413.23	20,000.00
951.15	4,083.33	3,132.18	Subtotal	2,748.06	8,166.67	5,418.61	49,000.00
<u>Administrative Expenses</u>							
	208.33	208.33	Audit & Tax Preparation	0.00	416.67	416.67	2,500.00
	8.33	8.33	Civic Expenses	0.00	16.67	16.67	100.00
	83.33	83.33	Collection Expenses	0.00	166.67	166.67	1,000.00

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Operating Fund**  
**February 28, 2023**

Current Period			Description	Year To Date			2023 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
298.00	333.33	35.33	D & O Ins. Expense	596.00	666.67	70.67	4,000.00
1,479.44	1,458.33	(21.11)	Insurance Expense	2,958.88	2,916.67	(42.21)	17,500.00
18.90	62.50	43.60	Mailings, Postage & Copies	200.90	125.00	(75.90)	750.00
	416.67	416.67	Meeting Expenses/Social Functions	0.00	833.33	833.33	5,000.00
425.00	425.00	0.00	Newsletter Editor	850.00	850.00	0.00	5,100.00
	37.50	37.50	Newsletter Postage/ Printing	0.00	75.00	75.00	450.00
233.40	208.33	(25.07)	Office Supplies	352.40	416.67	64.27	2,500.00
126.81	158.33	31.52	Payment Processing Fees	1,648.00	316.67	(1,331.33)	1,900.00
	83.33	83.33	Permits & License	0.00	166.67	166.67	1,000.00
	416.67	416.67	Professional Services	237.25	833.33	596.08	5,000.00
	833.33	833.33	Reserve Study	0.00	1,666.67	1,666.67	10,000.00
300.00	300.00	0.00	Secretary	600.00	600.00	0.00	3,600.00
	41.67	41.67	Taxes - Income	0.00	83.33	83.33	500.00
	1,666.67	1,666.67	Taxes - Property	0.00	3,333.33	3,333.33	20,000.00
1,000.00	1,000.00	0.00	Treasurer	2,000.00	2,000.00	0.00	12,000.00
	25.00	25.00	Web Site	0.00	50.00	50.00	300.00
3,881.55	7,766.67	3,885.12	<b>Subtotal</b>	<b>9,443.43</b>	<b>15,533.33</b>	<b>6,089.90</b>	<b>93,200.00</b>
<b>\$ 9,313.31</b>	<b>\$ 15,554.17</b>	<b>\$ 6,240.86</b>	<b>Total Expenses</b>	<b>\$ 19,257.90</b>	<b>\$ 31,108.33</b>	<b>\$ 11,850.43</b>	<b>\$ 258,900.00</b>
<b>\$ 121.76</b>	<b>\$ 227,492.00</b>	<b>-\$ 227,370.24</b>	<b>Net Income</b>	<b>\$ 216,581.98</b>	<b>\$ 212,132.00</b>	<b>\$ 4,449.98</b>	<b>\$ 16,182.00</b>

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Cabana Rebuild**  
**February 28, 2023**

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
250.00		250.00	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	
<b>\$ 250.00</b>	<b>\$ 0.00</b>	<b>\$ 250.00</b>	<b>Total Income</b>	<b>\$ 1,384,025.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 84,025.00</b>	<b>\$ 1,300,000.00</b>
<b>\$ 250.00</b>	<b>\$ 0.00</b>	<b>\$ 250.00</b>	<b>Gross Profit</b>	<b>\$ 1,384,025.00</b>	<b>\$ 1,300,000.00</b>	<b>\$ 84,025.00</b>	<b>\$ 1,300,000.00</b>
<b>EXPENSES</b>							
134,026.27		(134,026.27)	Cabana Rebuild - Contract	1,321,964.71	1,321,964.71	0.00	1,572,560.00
10,751.28		(10,751.28)	Cabana Rebuild - Other Expenses	121,393.27	60,250.00	(61,143.27)	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	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
<b>\$ 144,777.55</b>	<b>\$ 0.00</b>	<b>-\$ 144,777.55</b>	<b>Total Expenses</b>	<b>\$ 1,490,452.90</b>	<b>\$ 1,425,214.71</b>	<b>-\$ 65,238.19</b>	<b>\$ 1,675,810.00</b>
<b>-\$ 144,527.55</b>	<b>\$ 0.00</b>	<b>-\$ 144,527.55</b>	<b>Net Income</b>	<b>-\$ 106,427.90</b>	<b>-\$ 125,214.71</b>	<b>\$ 18,786.81</b>	<b>-\$ 375,810.00</b>

**Fiesta Gardens Homes Association Inc.**  
**Balance Sheet**  
As of February 28, 2023

ASSETS	
<b>CURRENT ASSETS</b>	
Cash - Operating Fund	\$ 229,356.31
Cash - Reserve Fund	\$ 304,646.70
Cash - Cabana Rebuild	\$ 73,749.49
Accounts Receivable	\$ 17,356.40
Accounts In Collection	\$ 41,590.40
Construction Refundable Deposit	\$ 11,500.00
Other Current Assets	\$ 5,764.32
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 683,963.62</b>
 <b>FIXED ASSETS</b>	
New Cabana Costs to Date	\$ 1,473,396.05
<b>TOTAL FIXED ASSETS</b>	<b>\$ 1,473,396.05</b>
 <b>TOTAL ASSETS</b>	<b>\$ 2,157,359.67</b>

LIABILITIES AND FUND BALANCE	
<b>LIABILITES</b>	
Accounts Payable	1,273.54
Construction Contract Retention Payable	33,535.94
<b>TOTAL LIABILITIES</b>	<b>\$ 34,809.48</b>
 <b>FUND BALANCE</b>	
Current Year Net Income/Loss	1,892,889.36
<b>TOTAL FUND BALANCE</b>	<b>\$ 2,122,550.19</b>
 <b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,157,359.67</b>