



www.moodyaccounting.com

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September 14, 2018

Fiesta Home Owners Association, Inc.  
c/o Moody Accounting Services Inc.  
160 S. University Dr Ste E  
Plantation FL 33324

Dear Board of Directors,

We have compiled the accompanying Statement of Activity of Fiesta HOA as of August 31, 2018 and the related Statement of Financial Position for the year then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the Cash Basis of accounting, which is a comprehensive basis of accounting other than Generally Accepted Accounting Principles.

A compilation is limited to presenting in the form of financial statements and supplementary schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplementary schedule and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and its cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Moody Accounting Services, Inc.  
Plantation, FL

**Fiesta Homeowners Association, Inc.**  
**Profit & Loss Budget Performance**  
 August 2018

	Aug 18	Budget	Jan - Aug 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Gate Clickers & Gate Cards	40.00	47.75	520.00	382.00	573.00
Interest Income	1.10	91.00	7.38	728.00	1,092.00
Interest on Maintenance Income	227.78		581.80		
Late Fee Income	500.00	958.33	5,416.98	7,666.68	11,500.00
Maintenance Fees	53,940.00	53,775.50	431,520.00	430,204.00	645,306.00
Violation Income	0.00		1,000.00		
<b>Total Income</b>	<u>54,708.88</u>	<u>54,872.58</u>	<u>439,046.16</u>	<u>438,980.68</u>	<u>658,471.00</u>
<b>Gross Profit</b>	54,708.88	54,872.58	439,046.16	438,980.68	658,471.00
<b>Expense</b>					
Accounting Fees	2,451.17	2,451.17	19,609.36	19,609.32	29,414.00
Audit Fees	0.00	375.00	0.00	3,000.00	4,500.00
Bad Debt Allowance	0.00	2,083.33	412.50	16,666.68	25,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	345.00	166.67	490.00	1,333.32	2,000.00
Capital Expenditures	0.00	333.33	6,275.00	2,666.68	4,000.00
Common Area Repairs&Maintenance	5,550.00	2,500.00	13,165.70	20,000.00	30,000.00
Entry Gate Maintenance	0.00	333.33	3,147.20	2,666.68	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	200.00	300.00
Insurance Expense	10,317.28	15,250.00	83,079.98	122,000.00	183,000.00
Insurance Loan Interest	38.69	250.00	1,357.88	2,000.00	3,000.00
Irrigation Repairs	57.25	500.00	6,780.75	4,000.00	6,000.00
Janitorial Bulk Pickup	1,180.00	750.00	19,335.00	6,000.00	9,000.00
Janitorial Contract	0.00	683.33	5,224.00	5,466.68	8,200.00
Janitorial Supplies	0.00	83.33	967.55	666.68	1,000.00
Key & Clicker Expense	0.00	133.33	0.00	1,066.68	1,600.00
Lake Maintenance	290.00	275.00	2,320.00	2,200.00	3,300.00
Landscape Contract	8,498.33	8,500.00	67,986.64	68,000.00	102,000.00
Landscape Extras	1,125.00	1,250.00	55,335.00	10,000.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	26,666.68	40,000.00
Legal Fee Expense	0.00	216.67	1,992.02	1,733.32	2,600.00
Licenses & Permits	0.00	83.33	325.00	666.68	1,000.00
Office Supplies	13.80	25.00	192.34	200.00	300.00
Parking Enforcement	483.36	541.67	4,108.56	4,333.32	6,500.00
Pest Control	0.00	250.00	0.00	2,000.00	3,000.00
Pool Contract	495.00	541.67	3,960.00	4,333.32	6,500.00
Pool Repairs	21.20	291.67	2,977.75	2,333.32	3,500.00
Postage and Delivery	25.38	225.00	204.50	1,800.00	2,700.00
Pressure Cleaning	0.00	500.00	0.00	4,000.00	6,000.00
Property Management Fees	2,454.83	2,454.83	19,638.64	19,638.68	29,458.00
Rodent Control	1,368.00	1,416.67	10,944.00	11,333.32	17,000.00
Storage Expense	238.47	199.00	1,749.06	1,592.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	10,000.00	15,000.00
Telephone Expense	519.99	500.00	4,016.16	4,000.00	6,000.00
Utilities - Electric	1,425.38	1,416.67	9,921.39	11,333.32	17,000.00
Utilities - Water & Sewer	476.97	416.67	3,297.98	3,333.32	5,000.00
Web Site Maintenance	200.00	208.33	1,720.80	1,666.68	2,500.00
<b>Total Expense</b>	<u>37,575.10</u>	<u>49,813.33</u>	<u>350,558.76</u>	<u>398,506.68</u>	<u>597,760.00</u>
<b>Net Ordinary Income</b>	17,133.78	5,059.25	88,487.40	40,474.00	60,711.00
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
Reserves - Roofs	184.50	184.50	1,476.00	1,476.00	2,214.00
Reserves - Roads & Sidewalks	606.84	606.83	4,854.72	4,854.68	7,282.00
Reserves - Pool	365.75	365.75	2,926.00	2,926.00	4,389.00
Reserves - Painting	1,669.41	1,669.42	13,355.28	13,355.32	20,033.00
Reserves - Deferred Maintenance	2,232.75	2,232.75	17,862.00	17,862.00	26,793.00
<b>Total Other Expense</b>	<u>5,059.25</u>	<u>5,059.25</u>	<u>40,474.00</u>	<u>40,474.00</u>	<u>60,711.00</u>
<b>Net Other Income</b>	<u>-5,059.25</u>	<u>-5,059.25</u>	<u>-40,474.00</u>	<u>-40,474.00</u>	<u>-60,711.00</u>

**Fiesta Homeowners Association, Inc.**  
**Profit & Loss Budget Performance**  
August 2018

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	<u>Aug 18</u>	<u>Budget</u>	<u>Jan - Aug 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Net Income</b>	<u>12,074.53</u>	<u>0.00</u>	<u>48,013.40</u>	<u>0.00</u>	<u>0.00</u>

**Fiesta Homeowners Association, Inc.**

**Balance Sheet**

As of August 31, 2018

	Aug 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating - BB&T	56,443.71
Reserve - BB&T	148,994.71
<b>Total Checking/Savings</b>	205,438.42
<b>Accounts Receivable</b>	
1Maintenance	-29,689.44
Bank Fees	103.00
Miscellaneous	8.39
Late Fees	8,795.64
Administrative Fees	37.40
<b>Total Accounts Receivable</b>	-20,745.01
<b>Other Current Assets</b>	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	113,490.06
Undeposited Funds	2,783.05
Utility Deposits	760.00
<b>Total Other Current Assets</b>	77,033.11
<b>Total Current Assets</b>	261,726.52
<b>TOTAL ASSETS</b>	<b>261,726.52</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	21.20
<b>Total Accounts Payable</b>	21.20
<b>Other Current Liabilities</b>	
Accrued Expenses	2,800.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	122,447.85
<b>Total Other Current Liabilities</b>	173,097.85
<b>Total Current Liabilities</b>	173,119.05
<b>Total Liabilities</b>	173,119.05
<b>Equity</b>	
<b>Reserves</b>	
Deferred Maintenance	10,714.16
Interest	1,000.35
Painting	53,119.74
Pool	17,810.45
Roads & Sidewalks	-9,997.91
Roofs	69,975.92
<b>Total Reserves</b>	142,622.71
Retained Earnings	-102,028.64
Net Income	48,013.40
<b>Total Equity</b>	88,607.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>261,726.52</b>