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November 13, 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 October 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

October 2018

	Oct 18	Budget	Jan - Oct 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	80.00	47.75	640.00	477.50	573.00
Interest Income	0.64	91.00	8.50	910.00	1,092.00
Interest on Maintenance Income	0.00		581.80		
Late Fee Income	800.00	958.33	6,866.98	9,583.34	11,500.00
Maintenance Fees	53,940.00	53,775.50	539,400.00	537,755.00	645,306.00
Violation Income	0.00		1,000.00		
Total Income	<u>54,820.64</u>	<u>54,872.58</u>	<u>548,497.28</u>	<u>548,725.84</u>	<u>658,471.00</u>
Gross Profit	54,820.64	54,872.58	548,497.28	548,725.84	658,471.00
Expense					
Accounting Fees	2,451.17	2,451.17	24,511.70	24,511.66	29,414.00
Audit Fees	4,300.00	375.00	4,300.00	3,750.00	4,500.00
Bad Debt Allowance	51.05	2,083.33	780.55	20,833.34	25,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	835.00	1,666.66	2,000.00
Capital Expenditures	0.00	333.33	6,275.00	3,333.34	4,000.00
Common Area Repairs&Maintenance	802.71	2,500.00	21,040.41	25,000.00	30,000.00
Entry Gate Maintenance	1,769.19	333.33	5,564.05	3,333.34	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	250.00	300.00
Insurance Expense	10,317.28	15,250.00	103,710.54	152,500.00	183,000.00
Insurance Loan Interest	398.76	250.00	2,363.78	2,500.00	3,000.00
Irrigation Repairs	692.50	500.00	7,473.25	5,000.00	6,000.00
Janitorial Bulk Pickup	1,810.00	750.00	22,225.00	7,500.00	9,000.00
Janitorial Contract	1,544.00	683.33	7,540.00	6,833.34	8,200.00
Janitorial Supplies	121.79	83.33	1,341.81	833.34	1,000.00
Key & Clicker Expense	0.00	133.33	0.00	1,333.34	1,600.00
Lake Maintenance	290.00	275.00	2,900.00	2,750.00	3,300.00
Landscape Contract	8,498.33	8,500.00	84,983.30	85,000.00	102,000.00
Landscape Extras	550.00	1,250.00	56,355.00	12,500.00	15,000.00
Landscape Tree Trimming	43,065.00	3,333.33	43,065.00	33,333.34	40,000.00
Legal Fee Expense	-3,783.70	216.67	-1,541.21	2,166.66	2,600.00
Licenses & Permits	0.00	83.33	325.00	833.34	1,000.00
Office Supplies	2.10	25.00	201.64	250.00	300.00
Parking Enforcement	483.36	541.67	5,316.96	5,416.66	6,500.00
Pest Control	0.00	250.00	0.00	2,500.00	3,000.00
Pool Contract	495.00	541.67	4,950.00	5,416.66	6,500.00
Pool Repairs	341.04	291.67	3,318.79	2,916.66	3,500.00
Postage and Delivery	19.53	225.00	245.87	2,250.00	2,700.00
Pressure Cleaning	17,560.00	500.00	17,560.00	5,000.00	6,000.00
Property Management Fees	7,042.83	2,454.83	29,136.30	24,548.34	29,458.00
Rodent Control	1,368.00	1,416.67	13,680.00	14,166.66	17,000.00
Storage Expense	238.47	199.00	2,226.00	1,990.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	12,500.00	15,000.00
Telephone Expense	564.82	500.00	5,134.23	5,000.00	6,000.00
Utilities - Electric	2,287.03	1,416.67	13,620.35	14,166.66	17,000.00
Utilities - Water & Sewer	1,177.73	416.67	4,986.67	4,166.66	5,000.00
Web Site Maintenance	200.00	208.33	2,120.80	2,083.34	2,500.00
Total Expense	<u>104,657.99</u>	<u>49,813.33</u>	<u>496,569.79</u>	<u>498,133.34</u>	<u>597,760.00</u>
Net Ordinary Income	-49,837.35	5,059.25	51,927.49	50,592.50	60,711.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	184.50	184.50	1,845.00	1,845.00	2,214.00
Reserves - Roads & Sidewalks	606.84	606.83	6,068.40	6,068.34	7,282.00
Reserves - Pool	365.75	365.75	3,657.50	3,657.50	4,389.00
Reserves - Painting	1,669.41	1,669.42	16,694.10	16,694.16	20,033.00
Reserves - Deferred Maintenance	2,232.75	2,232.75	22,327.50	22,327.50	26,793.00
Total Other Expense	<u>5,059.25</u>	<u>5,059.25</u>	<u>50,592.50</u>	<u>50,592.50</u>	<u>60,711.00</u>
Net Other Income	-5,059.25	-5,059.25	-50,592.50	-50,592.50	-60,711.00

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance

October 2018

	<u>Oct 18</u>	<u>Budget</u>	<u>Jan - Oct 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Income	<u><u>-54,896.60</u></u>	<u><u>0.00</u></u>	<u><u>1,334.99</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of October 31, 2018

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	39,118.33
Reserve - BB&T	159,118.36
Total Checking/Savings	198,236.69
Accounts Receivable	
1Maintenance	-26,415.23
Bank Fees	91.00
Miscellaneous	8.39
Legal Fees	4,043.70
Late Fees	8,953.95
Administrative Fees	7.40
Total Accounts Receivable	-13,310.79
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	92,855.50
Undeposited Funds	620.00
Utility Deposits	760.00
Total Other Current Assets	54,235.50
Total Current Assets	239,161.40
TOTAL ASSETS	239,161.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	27,560.00
Total Accounts Payable	27,560.00
Other Current Liabilities	
Accrued Expenses	2,800.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	102,526.69
Total Other Current Liabilities	153,176.69
Total Current Liabilities	180,736.69
Total Liabilities	180,736.69
Equity	
Reserves	
Deferred Maintenance	15,179.66
Interest	1,005.50
Painting	56,458.56
Pool	18,541.95
Roads & Sidewalks	-2,412.23
Roofs	70,344.92
Total Reserves	159,118.36
Retained Earnings	-102,028.64
Net Income	1,334.99
Total Equity	58,424.71
TOTAL LIABILITIES & EQUITY	239,161.40