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December 5, 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 November 30, 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**  
November 2018

	Nov 18	Budget	Jan - Nov 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Gate Clickers & Gate Cards	0.00	47.75	640.00	525.25	573.00
Interest Income	0.46	91.00	8.96	1,001.00	1,092.00
Interest on Maintenance Income	0.00		581.80		
Late Fee Income	775.00	958.33	7,616.98	10,541.67	11,500.00
Maintenance Fees	53,940.00	53,775.50	593,340.00	591,530.50	645,306.00
Violation Income	0.00		1,000.00		
<b>Total Income</b>	<u>54,715.46</u>	<u>54,872.58</u>	<u>603,187.74</u>	<u>603,598.42</u>	<u>658,471.00</u>
<b>Gross Profit</b>	54,715.46	54,872.58	603,187.74	603,598.42	658,471.00
<b>Expense</b>					
Accounting Fees	2,826.17	2,451.17	27,337.87	26,962.83	29,414.00
Audit Fees	0.00	375.00	4,300.00	4,125.00	4,500.00
Bad Debt Allowance	184.86	2,083.33	965.41	22,916.67	25,000.00
Bank Service Charge	26.00		50.00		
Bee Removal	0.00	166.67	835.00	1,833.33	2,000.00
Capital Expenditures	3,835.00	333.33	10,110.00	3,666.67	4,000.00
Common Area Repairs&Maintenance	1,200.00	2,500.00	22,240.41	27,500.00	30,000.00
Entry Gate Maintenance	192.92	333.33	5,756.97	3,666.67	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	275.00	300.00
Insurance Expense	10,317.28	15,250.00	114,027.82	167,750.00	183,000.00
Insurance Loan Interest	375.22	250.00	2,739.00	2,750.00	3,000.00
Irrigation Repairs	312.50	500.00	7,785.75	5,500.00	6,000.00
Janitorial Bulk Pickup	830.00	750.00	23,055.00	8,250.00	9,000.00
Janitorial Contract	0.00	683.33	7,540.00	7,516.67	8,200.00
Janitorial Supplies	0.00	83.33	1,341.81	916.67	1,000.00
Key & Clicker Expense	0.00	133.33	0.00	1,466.67	1,600.00
Lake Maintenance	290.00	275.00	3,190.00	3,025.00	3,300.00
Landscape Contract	8,498.33	8,500.00	93,481.63	93,500.00	102,000.00
Landscape Extras	1,375.00	1,250.00	57,730.00	13,750.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	43,065.00	36,666.67	40,000.00
Legal Fee Expense	32.50	216.67	-1,508.71	2,383.33	2,600.00
Licenses & Permits	0.00	83.33	325.00	916.67	1,000.00
Office Supplies	54.10	25.00	255.74	275.00	300.00
Parking Enforcement	483.36	541.67	5,800.32	5,958.33	6,500.00
Pest Control	0.00	250.00	0.00	2,750.00	3,000.00
Pool Contract	495.00	541.67	5,445.00	5,958.33	6,500.00
Pool Repairs	0.00	291.67	3,318.79	3,208.33	3,500.00
Postage and Delivery	133.09	225.00	378.96	2,475.00	2,700.00
Pressure Cleaning	0.00	500.00	17,560.00	5,500.00	6,000.00
Property Management Fees	4,629.83	2,454.83	33,766.13	27,003.17	29,458.00
Rodent Control	1,368.00	1,416.67	15,048.00	15,583.33	17,000.00
Storage Expense	238.47	199.00	2,464.47	2,189.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	13,750.00	15,000.00
Telephone Expense	566.21	500.00	5,700.44	5,500.00	6,000.00
Utilities - Electric	665.62	1,416.67	14,285.97	15,583.33	17,000.00
Utilities - Water & Sewer	565.47	416.67	5,041.18	4,583.33	5,000.00
Web Site Maintenance	200.00	208.33	2,320.80	2,291.67	2,500.00
<b>Total Expense</b>	<u>39,694.93</u>	<u>49,813.33</u>	<u>535,753.76</u>	<u>547,946.67</u>	<u>597,760.00</u>
<b>Net Ordinary Income</b>	15,020.53	5,059.25	67,433.98	55,651.75	60,711.00
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
Reserves - Roofs	184.50	184.50	2,029.50	2,029.50	2,214.00
Reserves - Roads & Sidewalks	606.84	606.83	6,675.24	6,675.17	7,282.00
Reserves - Pool	365.75	365.75	4,023.25	4,023.25	4,389.00
Reserves - Painting	1,669.41	1,669.42	18,363.51	18,363.58	20,033.00
Reserves - Deferred Maintenance	2,232.75	2,232.75	24,560.25	24,560.25	26,793.00
Ask My Accountant	0.00		0.00		
<b>Total Other Expense</b>	<u>5,059.25</u>	<u>5,059.25</u>	<u>55,651.75</u>	<u>55,651.75</u>	<u>60,711.00</u>

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

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	<u>Nov 18</u>	<u>Budget</u>	<u>Jan - Nov 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Net Other Income</b>	-5,059.25	-5,059.25	-55,651.75	-55,651.75	-60,711.00
<b>Net Income</b>	<u>9,961.28</u>	<u>0.00</u>	<u>11,782.23</u>	<u>0.00</u>	<u>0.00</u>

# Fiesta Homeowners Association, Inc.

## Balance Sheet

As of November 30, 2018

	Nov 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating - BB&T	51,510.82
Reserve - BB&T	164,180.27
<b>Total Checking/Savings</b>	215,691.09
<b>Accounts Receivable</b>	
1Maintenance	-26,215.68
Bank Fees	115.00
Miscellaneous	8.39
Legal Fees	2,805.53
Late Fees	8,872.29
Administrative Fees	7.40
<b>Total Accounts Receivable</b>	-14,407.07
<b>Other Current Assets</b>	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	82,538.22
Utility Deposits	760.00
<b>Total Other Current Assets</b>	43,298.22
<b>Total Current Assets</b>	244,582.24
<b>TOTAL ASSETS</b>	<b>244,582.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	27,560.00
<b>Total Accounts Payable</b>	27,560.00
<b>Other Current Liabilities</b>	
Accrued Expenses	2,800.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	92,438.38
<b>Total Other Current Liabilities</b>	143,088.38
<b>Total Current Liabilities</b>	170,648.38
<b>Total Liabilities</b>	170,648.38
<b>Equity</b>	
<b>Reserves</b>	
Deferred Maintenance	17,412.41
Interest	1,008.16
Painting	58,127.97
Pool	18,907.70
Roads & Sidewalks	-1,805.39
Roofs	70,529.42
<b>Total Reserves</b>	164,180.27
Retained Earnings	-102,028.64
Net Income	11,782.23
<b>Total Equity</b>	73,933.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>244,582.24</b>