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160 S University Dr. Suite E
Plantation, FL 33324
Phone: 954-423-3577
Fax: 954-423-8522

February 26, 2019

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 January 31, 2019 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.
2019 Profit & Loss Budget Performance
 January 2019

	Jan 19	Budget	Jan 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	0.00	47.75	0.00	47.75	573.00
Interest Income	0.45	91.00	0.45	91.00	1,092.00
Late Fee Income	700.00	958.34	700.00	958.34	11,500.00
Maintenance Fees	54,984.00	54,996.59	54,984.00	54,996.59	659,959.00
Total Income	<u>55,684.45</u>	<u>56,093.68</u>	<u>55,684.45</u>	<u>56,093.68</u>	<u>673,124.00</u>
Gross Profit	55,684.45	56,093.68	55,684.45	56,093.68	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.66	2,573.67	2,573.66	30,884.00
Audit Fees	4,300.00	375.00	4,300.00	375.00	4,500.00
Bad Debt Allowance	64.70	1,666.66	64.70	1,666.66	20,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	0.00	166.66	0.00	166.66	2,000.00
Capital Expenditures	0.00	333.34	0.00	333.34	4,000.00
Common Area Repairs&Maintenance	0.00	2,666.66	0.00	2,666.66	32,000.00
Entry Gate Maintenance	194.74	333.34	194.74	333.34	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	25.00	300.00
Insurance Expense	10,317.28	14,166.66	10,317.28	14,166.66	170,000.00
Insurance Loan Interest	301.21	250.00	301.21	250.00	3,000.00
Irrigation Repairs	820.75	500.00	820.75	500.00	6,000.00
Janitorial Bulk Pickup	2,830.00	2,250.00	2,830.00	2,250.00	27,000.00
Janitorial Contract	842.00	683.34	842.00	683.34	8,200.00
Janitorial Supplies	246.32	541.66	246.32	541.66	6,500.00
Key & Clicker Expense	0.00	133.34	0.00	133.34	1,600.00
Lake Maintenance	290.00	275.00	290.00	275.00	3,300.00
Landscape Contract	8,498.33	8,500.00	8,498.33	8,500.00	102,000.00
Landscape Extras	16,185.00	1,250.00	16,185.00	1,250.00	15,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	3,333.34	40,000.00
Legal Fee Expense	0.00	216.66	0.00	216.66	2,600.00
Licenses & Permits	0.00	83.34	0.00	83.34	1,000.00
Office Supplies	6.75	25.00	6.75	25.00	300.00
Parking Enforcement	241.68	541.66	241.68	541.66	6,500.00
Pest Control	0.00	250.00	0.00	250.00	3,000.00
Pool Contract	495.00	541.66	495.00	541.66	6,500.00
Pool Repairs	460.00	291.66	460.00	291.66	3,500.00
Postage and Delivery	19.74	225.00	19.74	225.00	2,700.00
Pressure Cleaning	0.00	833.34	0.00	833.34	10,000.00
Property Management Fees	2,653.55	2,573.66	2,653.55	2,573.66	30,884.00
Rodent Control	1,368.00	1,416.66	1,368.00	1,416.66	17,000.00
Storage Expense	240.41	199.00	240.41	199.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	1,250.00	15,000.00
Telephone Expense	580.59	500.00	580.59	500.00	6,000.00
Utilities - Electric	1,419.33	1,416.66	1,419.33	1,416.66	17,000.00
Utilities - Water & Sewer	704.95	416.66	704.95	416.66	5,000.00
Web Site Maintenance	400.00	208.34	400.00	208.34	2,500.00
White Fly Spraying	0.00	208.34	0.00	208.34	2,500.00
Total Expense	<u>56,054.00</u>	<u>51,221.30</u>	<u>56,054.00</u>	<u>51,221.30</u>	<u>614,656.00</u>
Net Ordinary Income	-369.55	4,872.38	-369.55	4,872.38	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	123.00	123.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.34	481.34	481.34	5,776.00
Reserves - Pool	365.84	365.84	365.84	365.84	4,390.00
Reserves - Painting	1,669.50	1,669.50	1,669.50	1,669.50	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.66	2,232.66	2,232.66	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.34</u>	<u>4,872.34</u>	<u>4,872.34</u>	<u>58,468.00</u>
Net Other Income	-4,872.34	-4,872.34	-4,872.34	-4,872.34	-58,468.00
Net Income	<u><u>-5,241.89</u></u>	<u><u>0.04</u></u>	<u><u>-5,241.89</u></u>	<u><u>0.04</u></u>	<u><u>0.00</u></u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	46,689.04
Reserve - BB&T	174,117.60
Total Checking/Savings	220,806.64
Accounts Receivable	
1Maintenance	-34,025.66
Bank Fees	103.00
Miscellaneous	8.39
Legal Fees	264.05
Late Fees	9,043.12
Administrative Fees	5.00
Total Accounts Receivable	-24,602.10
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	61,903.66
Undeposited Funds	2,104.92
Utility Deposits	760.00
Total Other Current Assets	24,768.58
Total Current Assets	220,973.12
TOTAL ASSETS	220,973.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	21,240.00
Total Accounts Payable	21,240.00
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	72,139.91
Total Other Current Liabilities	127,089.91
Total Current Liabilities	148,329.91
Total Liabilities	148,329.91
Equity	
Reserves	
Deferred Maintenance	21,877.82
Interest	1,013.90
Painting	61,466.88
Pool	19,639.29
Roads & Sidewalks	-717.21
Roofs	70,836.92
Total Reserves	174,117.60
Retained Earnings	-96,232.50
Net Income	-5,241.89
Total Equity	72,643.21
TOTAL LIABILITIES & EQUITY	220,973.12