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March 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 February 28, 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.
Profit & Loss Budget Performance
February 2019

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	0.00	47.75	0.00	95.50	573.00
Interest Income	0.42	91.00	0.87	182.00	1,092.00
Late Fee Income	575.00	958.34	1,275.00	1,916.68	11,500.00
Maintenance Fees	54,984.00	54,996.59	109,968.00	109,993.18	659,959.00
Total Income	55,559.42	56,093.68	111,243.87	112,187.36	673,124.00
Gross Profit	55,559.42	56,093.68	111,243.87	112,187.36	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.66	5,147.34	5,147.32	30,884.00
Audit Fees	0.00	375.00	4,300.00	750.00	4,500.00
Bad Debt Allowance	50.00	1,666.66	114.70	3,333.32	20,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	0.00	166.66	0.00	333.32	2,000.00
Capital Expenditures	0.00	333.34	0.00	666.68	4,000.00
Common Area Repairs&Maintenance	1,155.00	2,666.66	1,155.00	5,333.32	32,000.00
Entry Gate Maintenance	387.66	333.34	582.40	666.68	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	50.00	300.00
Insurance Expense	10,317.28	14,166.66	20,634.56	28,333.32	170,000.00
Insurance Loan Interest	264.01	250.00	565.22	500.00	3,000.00
Irrigation Repairs	188.75	500.00	1,009.50	1,000.00	6,000.00
Janitorial Bulk Pickup	1,300.00	2,250.00	4,130.00	4,500.00	27,000.00
Janitorial Contract	0.00	683.34	842.00	1,366.68	8,200.00
Janitorial Supplies	0.00	541.66	246.32	1,083.32	6,500.00
Key & Clicker Expense	0.00	133.34	0.00	266.68	1,600.00
Lake Maintenance	0.00	275.00	290.00	550.00	3,300.00
Landscape Contract	8,498.33	8,500.00	16,996.66	17,000.00	102,000.00
Landscape Extras	0.00	1,250.00	16,185.00	2,500.00	15,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	6,666.68	40,000.00
Legal Fee Expense	0.00	216.66	0.00	433.32	2,600.00
Licenses & Permits	0.00	83.34	0.00	166.68	1,000.00
Office Supplies	8.70	25.00	15.45	50.00	300.00
Parking Enforcement	487.92	541.66	729.60	1,083.32	6,500.00
Pest Control	0.00	250.00	0.00	500.00	3,000.00
Pool Contract	495.00	541.66	990.00	1,083.32	6,500.00
Pool Repairs	186.16	291.66	646.16	583.32	3,500.00
Postage and Delivery	27.26	225.00	47.00	450.00	2,700.00
Pressure Cleaning	0.00	833.34	0.00	1,666.68	10,000.00
Property Management Fees	2,573.67	2,573.66	5,227.22	5,147.32	30,884.00
Rodent Control	1,368.00	1,416.66	2,736.00	2,833.32	17,000.00
Storage Expense	240.41	199.00	480.82	398.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	2,500.00	15,000.00
Telephone Expense	593.13	500.00	1,173.72	1,000.00	6,000.00
Utilities - Electric	1,408.84	1,416.66	2,828.17	2,833.32	17,000.00
Utilities - Water & Sewer	756.44	416.66	1,461.39	833.32	5,000.00
Web Site Maintenance	200.00	208.34	600.00	416.68	2,500.00
White Fly Spraying	0.00	208.34	0.00	416.68	2,500.00
Total Expense	33,080.23	51,221.30	89,134.23	102,442.60	614,656.00
Net Ordinary Income	22,479.19	4,872.38	22,109.64	9,744.76	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	246.00	246.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.34	962.68	962.68	5,776.00
Reserves - Pool	365.84	365.84	731.68	731.68	4,390.00
Reserves - Painting	1,669.50	1,669.50	3,339.00	3,339.00	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.66	4,465.32	4,465.32	26,792.00
Total Other Expense	4,872.34	4,872.34	9,744.68	9,744.68	58,468.00
Net Other Income	-4,872.34	-4,872.34	-9,744.68	-9,744.68	-58,468.00
Net Income	17,606.85	0.04	12,364.96	0.08	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	54,903.20
Reserve - BB&T	178,992.64
Total Checking/Savings	233,895.84
Accounts Receivable	
1Maintenance	-33,472.12
Bank Fees	103.00
Miscellaneous	8.39
Late Fees	9,290.12
Administrative Fees	5.00
Total Accounts Receivable	-24,065.61
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	51,586.38
Undeposited Funds	1,078.88
Utility Deposits	760.00
Total Other Current Assets	13,425.26
Total Current Assets	223,255.49
TOTAL ASSETS	223,255.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,240.00
Total Accounts Payable	11,240.00
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	61,940.39
Total Other Current Liabilities	116,890.39
Total Current Liabilities	128,130.39
Total Liabilities	128,130.39
Equity	
Reserves	
Deferred Maintenance	24,110.48
Interest	1,016.60
Painting	63,136.38
Pool	20,005.13
Roads & Sidewalks	-235.87
Roofs	70,959.92
Total Reserves	178,992.64
Retained Earnings	-96,232.50
Net Income	12,364.96
Total Equity	95,125.10
TOTAL LIABILITIES & EQUITY	223,255.49