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April 30, 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 March 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.
Profit & Loss Budget Performance

March 2019

	Mar 19	Budget	Jan - Mar 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	0.00	47.75	0.00	143.25	573.00
Interest Income	0.50	91.00	1.37	273.00	1,092.00
Late Fee Income	675.00	958.34	1,950.00	2,875.02	11,500.00
Maintenance Fees	54,984.00	54,996.59	164,952.00	164,989.77	659,959.00
Total Income	55,659.50	56,093.68	166,903.37	168,281.04	673,124.00
Gross Profit	55,659.50	56,093.68	166,903.37	168,281.04	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.66	7,721.01	7,720.98	30,884.00
Audit Fees	0.00	375.00	4,300.00	1,125.00	4,500.00
Bad Debt Allowance	0.00	1,666.66	114.70	4,999.98	20,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	0.00	166.66	0.00	499.98	2,000.00
Capital Expenditures	0.00	333.34	0.00	1,000.02	4,000.00
Common Area Repairs&Maintenance	465.00	2,666.66	1,620.00	7,999.98	32,000.00
Entry Gate Maintenance	953.86	333.34	1,536.26	1,000.02	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	75.00	300.00
Insurance Expense	10,317.28	14,166.66	30,951.84	42,499.98	170,000.00
Insurance Loan Interest	204.75	250.00	769.97	750.00	3,000.00
Irrigation Repairs	0.00	500.00	1,009.50	1,500.00	6,000.00
Janitorial Bulk Pickup	1,200.00	2,250.00	5,330.00	6,750.00	27,000.00
Janitorial Contract	1,012.00	683.34	1,854.00	2,050.02	8,200.00
Janitorial Supplies	131.91	541.66	378.23	1,624.98	6,500.00
Key & Clicker Expense	0.00	133.34	0.00	400.02	1,600.00
Lake Maintenance	290.00	275.00	580.00	825.00	3,300.00
Landscape Contract	8,498.33	8,500.00	25,494.99	25,500.00	102,000.00
Landscape Extras	425.00	1,250.00	16,610.00	3,750.00	15,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	10,000.02	40,000.00
Legal Fee Expense	370.50	216.66	370.50	649.98	2,600.00
Licenses & Permits	0.00	83.34	0.00	250.02	1,000.00
Office Supplies	3.00	25.00	18.45	75.00	300.00
Parking Enforcement	731.88	541.66	1,461.48	1,624.98	6,500.00
Pest Control	0.00	250.00	0.00	750.00	3,000.00
Pool Contract	495.00	541.66	1,485.00	1,624.98	6,500.00
Pool Repairs	21.40	291.66	667.56	874.98	3,500.00
Postage and Delivery	7.82	225.00	54.82	675.00	2,700.00
Pressure Cleaning	0.00	833.34	0.00	2,500.02	10,000.00
Property Management Fees	3,936.22	2,573.66	9,163.44	7,720.98	30,884.00
Rodent Control	1,368.00	1,416.66	4,104.00	4,249.98	17,000.00
Storage Expense	240.41	199.00	721.23	597.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	3,750.00	15,000.00
Telephone Expense	593.13	500.00	1,766.85	1,500.00	6,000.00
Utilities - Electric	1,248.25	1,416.66	4,076.42	4,249.98	17,000.00
Utilities - Water & Sewer	652.37	416.66	2,113.76	1,249.98	5,000.00
Web Site Maintenance	200.00	208.34	800.00	625.02	2,500.00
White Fly Spraying	0.00	208.34	0.00	625.02	2,500.00
Total Expense	35,939.78	51,221.30	125,074.01	153,663.90	614,656.00
Net Ordinary Income	19,719.72	4,872.38	41,829.36	14,617.14	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	369.00	369.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.34	1,444.02	1,444.02	5,776.00
Reserves - Pool	365.84	365.84	1,097.52	1,097.52	4,390.00
Reserves - Painting	1,669.50	1,669.50	5,008.50	5,008.50	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.66	6,697.98	6,697.98	26,792.00
Total Other Expense	4,872.34	4,872.34	14,617.02	14,617.02	58,468.00
Net Other Income	-4,872.34	-4,872.34	-14,617.02	-14,617.02	-58,468.00
Net Income	14,847.38	0.04	27,212.34	0.12	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of March 31, 2019

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	52,982.96
Reserve - BB&T	183,868.06
Total Checking/Savings	236,851.02
Accounts Receivable	
1Maintenance	-29,591.12
Bank Fees	103.00
Miscellaneous	8.39
Late Fees	9,766.89
Administrative Fees	5.00
Total Accounts Receivable	-19,707.84
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	41,269.10
Undeposited Funds	9,867.23
Utility Deposits	760.00
Total Other Current Assets	11,896.33
Total Current Assets	229,039.51
TOTAL ASSETS	229,039.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,560.00
Total Accounts Payable	7,560.00
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	51,681.61
Total Other Current Liabilities	106,631.61
Total Current Liabilities	114,191.61
Total Liabilities	114,191.61
Equity	
Reserves	
Deferred Maintenance	26,343.14
Interest	1,019.68
Painting	64,805.88
Pool	20,370.97
Roads & Sidewalks	245.47
Roofs	71,082.92
Total Reserves	183,868.06
Retained Earnings	-96,232.50
Net Income	27,212.34
Total Equity	114,847.90
TOTAL LIABILITIES & EQUITY	229,039.51