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May 7, 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 April 30, 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

April 2019

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	40.00	47.75	40.00	191.00	573.00
Interest Income	0.50	91.00	1.87	364.00	1,092.00
Late Fee Income	650.00	958.34	2,600.00	3,833.36	11,500.00
Maintenance Fees	54,984.00	54,996.59	219,936.00	219,986.36	659,959.00
Processing Fee Income	0.00		0.00		
Total Income	<u>55,674.50</u>	<u>56,093.68</u>	<u>222,577.87</u>	<u>224,374.72</u>	<u>673,124.00</u>
Gross Profit	55,674.50	56,093.68	222,577.87	224,374.72	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.66	10,294.68	10,294.64	30,884.00
Audit Fees	0.00	375.00	4,300.00	1,500.00	4,500.00
Bad Debt Allowance	184.62	1,666.66	299.32	6,666.64	20,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	3,460.00	166.66	3,460.00	666.64	2,000.00
Capital Expenditures	5,288.75	333.34	5,288.75	1,333.36	4,000.00
Common Area Repairs&Maintenance	550.00	2,666.66	2,170.00	10,666.64	32,000.00
Entry Gate Maintenance	767.88	333.34	2,304.14	1,333.36	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	100.00	300.00
Insurance Expense	10,317.28	14,166.66	41,269.12	56,666.64	170,000.00
Insurance Loan Interest	189.14	250.00	959.11	1,000.00	3,000.00
Irrigation Repairs	876.75	500.00	1,886.25	2,000.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,330.00	9,000.00	27,000.00
Janitorial Contract	842.00	683.34	2,696.00	2,733.36	8,200.00
Janitorial Supplies	134.03	541.66	512.26	2,166.64	6,500.00
Key & Clicker Expense	0.00	133.34	0.00	533.36	1,600.00
Lake Maintenance	290.00	275.00	870.00	1,100.00	3,300.00
Landscape Contract	8,498.33	8,500.00	33,993.32	34,000.00	102,000.00
Landscape Extras	0.00	1,250.00	16,610.00	5,000.00	15,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	13,333.36	40,000.00
Legal Fee Expense	0.00	216.66	370.50	866.64	2,600.00
Licenses & Permits	325.00	83.34	325.00	333.36	1,000.00
Office Supplies	55.00	25.00	73.45	100.00	300.00
Parking Enforcement	731.88	541.66	2,193.36	2,166.64	6,500.00
Pest Control	0.00	250.00	0.00	1,000.00	3,000.00
Pool Contract	495.00	541.66	1,980.00	2,166.64	6,500.00
Pool Repairs	64.20	291.66	731.76	1,166.64	3,500.00
Postage and Delivery	46.50	225.00	101.32	900.00	2,700.00
Pressure Cleaning	0.00	833.34	0.00	3,333.36	10,000.00
Property Management Fees	4,281.67	2,573.66	13,445.11	10,294.64	30,884.00
Rodent Control	1,368.00	1,416.66	5,472.00	5,666.64	17,000.00
Storage Expense	240.41	199.00	961.64	796.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	5,000.00	15,000.00
Telephone Expense	594.60	500.00	2,361.45	2,000.00	6,000.00
Utilities - Electric	1,353.58	1,416.66	5,430.00	5,666.64	17,000.00
Utilities - Water & Sewer	642.72	416.66	2,756.48	1,666.64	5,000.00
Web Site Maintenance	200.00	208.34	1,000.00	833.36	2,500.00
White Fly Spraying	0.00	208.34	0.00	833.36	2,500.00
Total Expense	<u>44,371.01</u>	<u>51,221.30</u>	<u>169,445.02</u>	<u>204,885.20</u>	<u>614,656.00</u>
Net Ordinary Income	11,303.49	4,872.38	53,132.85	19,489.52	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	492.00	492.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.34	1,925.36	1,925.36	5,776.00
Reserves - Pool	365.84	365.84	1,463.36	1,463.36	4,390.00
Reserves - Painting	1,669.50	1,669.50	6,678.00	6,678.00	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.66	8,930.64	8,930.64	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.34</u>	<u>19,489.36</u>	<u>19,489.36</u>	<u>58,468.00</u>
Net Other Income	<u>-4,872.34</u>	<u>-4,872.34</u>	<u>-19,489.36</u>	<u>-19,489.36</u>	<u>-58,468.00</u>

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance

April 2019

	<u>Apr 19</u>	<u>Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Income	<u>6,431.15</u>	<u>0.04</u>	<u>33,643.49</u>	<u>0.16</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	70,397.92
Reserve - BB&T	148,743.46
Total Checking/Savings	219,141.38
Accounts Receivable	
1Maintenance	-30,603.43
Bank Fees	91.00
Miscellaneous	7.39
Late Fees	9,723.51
Total Accounts Receivable	-20,781.53
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	30,951.82
Utility Deposits	760.00
Total Other Current Assets	-8,288.18
Total Current Assets	190,071.67
TOTAL ASSETS	190,071.67
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	41,407.22
Total Other Current Liabilities	96,357.22
Total Current Liabilities	103,917.22
Total Liabilities	103,917.22
Equity	
Reserves	
Deferred Maintenance	28,575.80
Interest	1,022.74
Painting	56,475.38
Pool	10,736.81
Roads & Sidewalks	726.81
Roofs	51,205.92
Total Reserves	148,743.46
Retained Earnings	-96,232.50
Net Income	33,643.49
Total Equity	86,154.45
TOTAL LIABILITIES & EQUITY	190,071.67