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July 16, 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 June 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

June 2019

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	40.00	47.75	80.00	286.50	573.00
Interest Income	0.67	91.00	3.16	546.00	1,092.00
Late Fee Income	650.00	958.33	3,850.00	5,750.02	11,500.00
Maintenance Fees	54,984.00	54,996.58	329,904.00	329,979.52	659,959.00
Processing Fee Income	0.00		175.00		
Total Income	<u>55,674.67</u>	<u>56,093.66</u>	<u>334,012.16</u>	<u>336,562.04</u>	<u>673,124.00</u>
Gross Profit	55,674.67	56,093.66	334,012.16	336,562.04	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	15,442.02	15,441.98	30,884.00
Audit Fees	0.00	375.00	4,300.00	2,250.00	4,500.00
Bad Debt Allowance	0.00	1,666.67	299.32	9,999.98	20,000.00
Bank Service Charge	24.00		24.00		
Bee Removal	0.00	166.67	3,460.00	999.98	2,000.00
Capital Expenditures	9,000.00	333.33	14,288.75	2,000.02	4,000.00
Common Area Repairs&Maintenance	4,000.00	2,666.67	6,820.00	15,999.98	32,000.00
Entry Gate Maintenance	0.00	333.33	2,304.14	2,000.02	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	150.00	300.00
Insurance Expense	10,317.28	14,166.67	61,903.68	84,999.98	170,000.00
Insurance Loan Interest	113.78	250.00	1,219.54	1,500.00	3,000.00
Irrigation Repairs	310.25	500.00	2,261.50	3,000.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,570.00	13,500.00	27,000.00
Janitorial Contract	1,614.00	683.33	4,070.00	4,100.02	8,200.00
Janitorial Supplies	306.89	541.67	819.15	3,249.98	6,500.00
Key & Clicker Expense	0.00	133.33	0.00	800.02	1,600.00
Lake Maintenance	580.00	275.00	1,740.00	1,650.00	3,300.00
Landscape Contract	8,498.33	8,500.00	50,989.98	51,000.00	102,000.00
Landscape Extras	3,675.00	1,250.00	25,290.00	7,500.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	20,000.02	40,000.00
Legal Fee Expense	0.00	216.67	370.50	1,299.98	2,600.00
Licenses & Permits	0.00	83.33	325.00	500.02	1,000.00
Office Supplies	8.55	25.00	91.00	150.00	300.00
Parking Enforcement	731.88	541.67	3,169.20	3,249.98	6,500.00
Pest Control	1,368.00	250.00	2,736.00	1,500.00	3,000.00
Pool Contract	495.00	541.67	2,970.00	3,249.98	6,500.00
Pool Repairs	678.00	291.67	3,372.26	1,749.98	3,500.00
Postage and Delivery	26.50	225.00	182.77	1,350.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	5,000.02	10,000.00
Property Management Fees	2,573.67	2,573.67	18,592.45	15,441.98	30,884.00
Rodent Control	0.00	1,416.67	5,472.00	8,499.98	17,000.00
Storage Expense	545.35	199.00	2,772.04	1,194.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	7,500.00	15,000.00
Telephone Expense	615.88	500.00	3,592.85	3,000.00	6,000.00
Utilities - Electric	2,414.07	1,416.67	9,164.03	8,499.98	17,000.00
Utilities - Water & Sewer	680.27	416.67	4,182.47	2,499.98	5,000.00
Web Site Maintenance	0.00	208.33	1,200.00	1,250.02	2,500.00
White Fly Spraying	0.00	208.33	0.00	1,250.02	2,500.00
Total Expense	<u>51,150.37</u>	<u>51,221.35</u>	<u>258,994.65</u>	<u>307,327.90</u>	<u>614,656.00</u>
Net Ordinary Income	4,524.30	4,872.31	75,017.51	29,234.14	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	738.00	738.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	2,888.04	2,888.02	5,776.00
Reserves - Pool	365.84	365.83	2,195.04	2,195.02	4,390.00
Reserves - Painting	1,669.50	1,669.50	10,017.00	10,017.00	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	13,395.96	13,395.98	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>29,234.04</u>	<u>29,234.02</u>	<u>58,468.00</u>
Net Other Income	<u>-4,872.34</u>	<u>-4,872.33</u>	<u>-29,234.04</u>	<u>-29,234.02</u>	<u>-58,468.00</u>

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance

June 2019

	<u>Jun 19</u>	<u>Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Income	<u>-348.04</u>	<u>-0.02</u>	<u>45,783.47</u>	<u>0.12</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of June 30, 2019

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	64,710.59
Reserve - BB&T	158,493.29
Total Checking/Savings	223,203.88
Accounts Receivable	
1Maintenance	-28,635.15
Bank Fees	91.00
Miscellaneous	7.39
Late Fees	10,108.29
Total Accounts Receivable	-18,428.47
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	10,317.26
Undeposited Funds	8,476.14
Utility Deposits	760.00
Total Other Current Assets	-20,446.60
Total Current Assets	184,328.81
TOTAL ASSETS	184,328.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	593.96
Total Accounts Payable	593.96
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	20,740.59
Total Other Current Liabilities	75,690.59
Total Current Liabilities	76,284.55
Total Liabilities	76,284.55
Equity	
Reserves	
Deferred Maintenance	33,041.12
Interest	1,027.89
Painting	59,814.38
Pool	11,468.49
Roads & Sidewalks	1,689.49
Roofs	51,451.92
Total Reserves	158,493.29
Retained Earnings	-96,232.50
Net Income	45,783.47
Total Equity	108,044.26
TOTAL LIABILITIES & EQUITY	184,328.81