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

August 19, 2019

Fiesta Home Owners Association, Inc.
c/o Moody Accounting Services Inc.
140 S. University Dr Ste B
Plantation FL 33324

Dear Board of Directors,

We have compiled the accompanying Statement of Activity of Fiesta HOA as of July 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
 July 2019

	Jul 19	Budget	Jan - Jul 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	100.00	47.75	180.00	334.25	573.00
Interest Income	0.70	91.00	3.86	637.00	1,092.00
Interest on Maintenance Income	585.10		585.10		
Late Fee Income	400.00	958.33	4,250.00	6,708.35	11,500.00
Maintenance Fees	54,984.00	54,996.58	384,888.00	384,976.10	659,959.00
Processing Fee Income	0.00		175.00		
Total Income	<u>56,069.80</u>	<u>56,093.66</u>	<u>390,081.96</u>	<u>392,655.70</u>	<u>673,124.00</u>
Gross Profit	56,069.80	56,093.66	390,081.96	392,655.70	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	18,015.69	18,015.65	30,884.00
Audit Fees	0.00	375.00	4,300.00	2,625.00	4,500.00
Bad Debt Allowance	1,225.00	1,666.67	1,524.32	11,666.65	20,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	3,460.00	1,166.65	2,000.00
Capital Expenditures	0.00	333.33	14,288.75	2,333.35	4,000.00
Common Area Repairs&Maintenance	3,888.01	2,666.67	10,708.01	18,666.65	32,000.00
Entry Gate Maintenance	194.74	333.33	2,498.88	2,333.35	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	175.00	300.00
Insurance Expense	10,317.26	14,166.67	72,220.94	99,166.65	170,000.00
Insurance Loan Interest	73.46	250.00	1,293.00	1,750.00	3,000.00
Irrigation Repairs	234.00	500.00	2,495.50	3,500.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,570.00	15,750.00	27,000.00
Janitorial Contract	842.00	683.33	4,912.00	4,783.35	8,200.00
Janitorial Supplies	175.23	541.67	994.38	3,791.65	6,500.00
Key & Clicker Expense	0.00	133.33	0.00	933.35	1,600.00
Lake Maintenance	290.00	275.00	2,030.00	1,925.00	3,300.00
Landscape Contract	8,498.33	8,500.00	59,488.31	59,500.00	102,000.00
Landscape Extras	0.00	1,250.00	25,290.00	8,750.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	23,333.35	40,000.00
Legal Fee Expense	385.00	216.67	755.50	1,516.65	2,600.00
Licenses & Permits	0.00	83.33	325.00	583.35	1,000.00
Office Supplies	-33.05	25.00	57.95	175.00	300.00
Parking Enforcement	731.88	541.67	3,901.08	3,791.65	6,500.00
Pest Control	1,368.00	250.00	4,104.00	1,750.00	3,000.00
Pool Contract	495.00	541.67	3,465.00	3,791.65	6,500.00
Pool Repairs	229.90	291.67	3,602.16	2,041.65	3,500.00
Postage and Delivery	5.00	225.00	187.77	1,575.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	5,833.35	10,000.00
Property Management Fees	3,965.67	2,573.67	22,558.12	18,015.65	30,884.00
Rodent Control	0.00	1,416.67	5,472.00	9,916.65	17,000.00
Storage Expense	565.62	199.00	3,337.66	1,393.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	8,750.00	15,000.00
Telephone Expense	615.88	500.00	4,208.73	3,500.00	6,000.00
Utilities - Electric	1,170.98	1,416.67	9,786.26	9,916.65	17,000.00
Utilities - Water & Sewer	368.05	416.67	4,550.52	2,916.65	5,000.00
Web Site Maintenance	0.00	208.33	1,200.00	1,458.35	2,500.00
White Fly Spraying	0.00	208.33	0.00	1,458.35	2,500.00
Total Expense	<u>38,179.63</u>	<u>51,221.35</u>	<u>296,625.53</u>	<u>358,549.25</u>	<u>614,656.00</u>
Net Ordinary Income	17,890.17	4,872.31	93,456.43	34,106.45	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	861.00	861.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	3,369.38	3,369.35	5,776.00
Reserves - Pool	365.84	365.83	2,560.88	2,560.85	4,390.00
Reserves - Painting	1,669.50	1,669.50	11,686.50	11,686.50	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	15,628.62	15,628.65	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>34,106.38</u>	<u>34,106.35</u>	<u>58,468.00</u>

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance
 July 2019

	<u>Jul 19</u>	<u>Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Other Income	-4,872.34	-4,872.33	-34,106.38	-34,106.35	-58,468.00
Net Income	<u>13,017.83</u>	<u>-0.02</u>	<u>59,350.05</u>	<u>0.10</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of July 31, 2019

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	84,719.54
Reserve - BB&T	163,368.36
Total Checking/Savings	248,087.90
Accounts Receivable	
1Maintenance	-32,990.08
Bank Fees	103.00
Miscellaneous	6.39
Late Fees	8,633.60
Total Accounts Receivable	-24,247.09
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Undeposited Funds	7,185.62
Utility Deposits	760.00
Total Other Current Assets	-32,054.38
Total Current Assets	191,786.43
TOTAL ASSETS	191,786.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	10,350.52
Total Other Current Liabilities	65,300.52
Total Current Liabilities	65,300.52
Total Liabilities	65,300.52
Equity	
Reserves	
Deferred Maintenance	35,273.78
Interest	1,030.62
Painting	61,483.88
Pool	11,834.33
Roads & Sidewalks	2,170.83
Roofs	51,574.92
Total Reserves	163,368.36
Retained Earnings	-96,232.50
Net Income	59,350.05
Total Equity	126,485.91
TOTAL LIABILITIES & EQUITY	191,786.43