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September 6, 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 August 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
 August 2019

	Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	180.00	47.75	360.00	382.00	573.00
Interest Income	0.93	91.00	4.79	728.00	1,092.00
Interest on Maintenance Income	164.92		750.02		
Late Fee Income	450.00	958.33	4,700.00	7,666.68	11,500.00
Maintenance Fees	54,984.00	54,996.58	439,872.00	439,972.68	659,959.00
Processing Fee Income	175.00		350.00		
Total Income	<u>55,954.85</u>	<u>56,093.66</u>	<u>446,036.81</u>	<u>448,749.36</u>	<u>673,124.00</u>
Gross Profit	55,954.85	56,093.66	446,036.81	448,749.36	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	20,589.36	20,589.32	30,884.00
Audit Fees	0.00	375.00	4,300.00	3,000.00	4,500.00
Bad Debt Allowance	435.00	1,666.67	1,959.32	13,333.32	20,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	3,460.00	1,333.32	2,000.00
Capital Expenditures	0.00	333.33	14,288.75	2,666.68	4,000.00
Common Area Repairs&Maintenance	4,000.00	2,666.67	14,708.01	21,333.32	32,000.00
Entry Gate Maintenance	557.96	333.33	3,056.84	2,666.68	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	200.00	300.00
Insurance Expense	11,384.61	14,166.67	83,605.55	113,333.32	170,000.00
Insurance Loan Interest	37.88	250.00	1,330.88	2,000.00	3,000.00
Irrigation Repairs	679.00	500.00	3,174.50	4,000.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,570.00	18,000.00	27,000.00
Janitorial Contract	0.00	683.33	4,912.00	5,466.68	8,200.00
Janitorial Supplies	0.00	541.67	994.38	4,333.32	6,500.00
Key & Clicker Expense	0.00	133.33	0.00	1,066.68	1,600.00
Lake Maintenance	290.00	275.00	2,320.00	2,200.00	3,300.00
Landscape Contract	8,498.33	8,500.00	67,986.64	68,000.00	102,000.00
Landscape Extras	350.00	1,250.00	25,640.00	10,000.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	26,666.68	40,000.00
Legal Fee Expense	-9.39	216.67	746.11	1,733.32	2,600.00
Licenses & Permits	0.00	83.33	325.00	666.68	1,000.00
Office Supplies	6.60	25.00	64.55	200.00	300.00
Parking Enforcement	487.92	541.67	4,389.00	4,333.32	6,500.00
Pest Control	1,368.00	250.00	5,472.00	2,000.00	3,000.00
Pool Contract	495.00	541.67	3,960.00	4,333.32	6,500.00
Pool Repairs	1,536.73	291.67	5,138.89	2,333.32	3,500.00
Postage and Delivery	3.50	225.00	191.27	1,800.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	6,666.68	10,000.00
Property Management Fees	2,573.67	2,573.67	25,131.79	20,589.32	30,884.00
Rodent Control	0.00	1,416.67	5,472.00	11,333.32	17,000.00
Storage Expense	599.18	199.00	3,936.84	1,592.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	10,000.00	15,000.00
Telephone Expense	632.44	500.00	4,841.17	4,000.00	6,000.00
Utilities - Electric	1,299.69	1,416.67	11,085.95	11,333.32	17,000.00
Utilities - Water & Sewer	160.99	416.67	4,711.51	3,333.32	5,000.00
Web Site Maintenance	600.00	208.33	1,800.00	1,666.68	2,500.00
White Fly Spraying	0.00	208.33	0.00	1,666.68	2,500.00
Total Expense	<u>38,560.78</u>	<u>51,221.35</u>	<u>335,186.31</u>	<u>409,770.60</u>	<u>614,656.00</u>
Net Ordinary Income	17,394.07	4,872.31	110,850.50	38,978.76	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	984.00	984.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	3,850.72	3,850.68	5,776.00
Reserves - Pool	365.84	365.83	2,926.72	2,926.68	4,390.00
Reserves - Painting	1,669.50	1,669.50	13,356.00	13,356.00	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	17,861.28	17,861.32	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>38,978.72</u>	<u>38,978.68</u>	<u>58,468.00</u>

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

	<u>Aug 19</u>	<u>Budget</u>	<u>Jan - Aug 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Other Income	-4,872.34	-4,872.33	-38,978.72	-38,978.68	-58,468.00
Net Income	<u>12,521.73</u>	<u>-0.02</u>	<u>71,871.78</u>	<u>0.08</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of August 31, 2019

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	104,047.02
Reserve - BB&T	168,243.51
Total Checking/Savings	272,290.53
Accounts Receivable	
1Maintenance	-32,576.61
Bank Fees	91.00
Miscellaneous	6.39
Late Fees	7,480.78
Total Accounts Receivable	-24,998.44
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	125,230.72
Undeposited Funds	973.31
Utility Deposits	760.00
Total Other Current Assets	86,964.03
Total Current Assets	334,256.12
TOTAL ASSETS	334,256.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	135,423.33
Total Other Current Liabilities	190,373.33
Total Current Liabilities	190,373.33
Total Liabilities	190,373.33
Equity	
Reserves	
Deferred Maintenance	37,506.44
Interest	1,033.43
Painting	63,153.38
Pool	12,200.17
Roads & Sidewalks	2,652.17
Roofs	51,697.92
Total Reserves	168,243.51
Retained Earnings	-96,232.50
Net Income	71,871.78
Total Equity	143,882.79
TOTAL LIABILITIES & EQUITY	334,256.12