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October 4, 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 September 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
September 2019

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	-20.00	47.75	340.00	429.75	573.00
Interest Income	0.86	91.00	5.65	819.00	1,092.00
Interest on Maintenance Income	0.00		750.02		
Late Fee Income	675.00	958.33	5,375.00	8,625.01	11,500.00
Maintenance Fees	54,984.00	54,996.58	494,856.00	494,969.26	659,959.00
Processing Fee Income	0.00		350.00		
Total Income	<u>55,639.86</u>	<u>56,093.66</u>	<u>501,676.67</u>	<u>504,843.02</u>	<u>673,124.00</u>
Gross Profit	55,639.86	56,093.66	501,676.67	504,843.02	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	23,163.03	23,162.99	30,884.00
Audit Fees	0.00	375.00	4,300.00	3,375.00	4,500.00
Bad Debt Allowance	25.00	1,666.67	1,984.32	14,999.99	20,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	3,460.00	1,499.99	2,000.00
Capital Expenditures	0.00	333.33	14,288.75	3,000.01	4,000.00
Common Area Repairs&Maintenance	12,700.00	2,666.67	27,408.01	23,999.99	32,000.00
Entry Gate Maintenance	746.19	333.33	3,803.03	3,000.01	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	225.00	300.00
Insurance Expense	12,834.61	14,166.67	96,440.16	127,499.99	170,000.00
Insurance Loan Interest	687.27	250.00	2,018.15	2,250.00	3,000.00
Irrigation Repairs	1,550.50	500.00	4,725.00	4,500.00	6,000.00
Janitorial Bulk Pickup	260.00	2,250.00	5,830.00	20,250.00	27,000.00
Janitorial Contract	842.00	683.33	5,754.00	6,150.01	8,200.00
Janitorial Supplies	187.11	541.67	1,181.49	4,874.99	6,500.00
Key & Clicker Expense	0.00	133.33	0.00	1,200.01	1,600.00
Lake Maintenance	290.00	275.00	2,610.00	2,475.00	3,300.00
Landscape Contract	8,498.33	8,500.00	76,484.97	76,500.00	102,000.00
Landscape Extras	0.00	1,250.00	25,640.00	11,250.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	30,000.01	40,000.00
Legal Fee Expense	0.00	216.67	746.11	1,949.99	2,600.00
Licenses & Permits	0.00	83.33	325.00	750.01	1,000.00
Office Supplies	5.40	25.00	69.95	225.00	300.00
Parking Enforcement	243.96	541.67	4,632.96	4,874.99	6,500.00
Pest Control	0.00	250.00	5,472.00	2,250.00	3,000.00
Pool Contract	495.00	541.67	4,455.00	4,874.99	6,500.00
Pool Repairs	0.00	291.67	5,138.89	2,624.99	3,500.00
Postage and Delivery	40.50	225.00	231.77	2,025.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	7,500.01	10,000.00
Property Management Fees	2,573.67	2,573.67	27,705.46	23,162.99	30,884.00
Rodent Control	1,368.00	1,416.67	6,840.00	12,749.99	17,000.00
Storage Expense	599.18	199.00	4,536.02	1,791.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	11,250.00	15,000.00
Telephone Expense	654.93	500.00	5,496.10	4,500.00	6,000.00
Utilities - Electric	538.18	1,416.67	11,624.13	12,749.99	17,000.00
Utilities - Water & Sewer	995.70	416.67	5,707.21	3,749.99	5,000.00
Web Site Maintenance	200.00	208.33	2,000.00	1,875.01	2,500.00
White Fly Spraying	0.00	208.33	0.00	1,875.01	2,500.00
Total Expense	<u>48,909.20</u>	<u>51,221.35</u>	<u>384,095.51</u>	<u>460,991.95</u>	<u>614,656.00</u>
Net Ordinary Income	6,730.66	4,872.31	117,581.16	43,851.07	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	1,107.00	1,107.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	4,332.06	4,332.01	5,776.00
Reserves - Pool	365.84	365.83	3,292.56	3,292.51	4,390.00
Reserves - Painting	1,669.50	1,669.50	15,025.50	15,025.50	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	20,093.94	20,093.99	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>43,851.06</u>	<u>43,851.01</u>	<u>58,468.00</u>

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

	Sep 19	Budget	Jan - Sep 19	YTD Budget	Annual Budget
Net Other Income	-4,872.34	-4,872.33	-43,851.06	-43,851.01	-58,468.00
Net Income	1,858.32	-0.02	73,730.10	0.06	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	94,646.17
Reserve - BB&T	173,118.65
Total Checking/Savings	267,764.82
Accounts Receivable	
1Maintenance	-29,925.70
Bank Fees	79.00
Miscellaneous	6.39
Late Fees	8,275.47
Total Accounts Receivable	-21,564.84
Other Current Assets	
Allowance for Doubtful Accts	-40,000.00
Prepaid Insurance	113,846.11
Undeposited Funds	11,584.62
Utility Deposits	760.00
Total Other Current Assets	86,190.73
Total Current Assets	332,390.71
TOTAL ASSETS	332,390.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,286.73
Total Accounts Payable	2,286.73
Other Current Liabilities	
Accrued Expenses	7,100.00
Deferred Cable Income	47,850.00
Insurance Loan Payable	124,537.73
Total Other Current Liabilities	179,487.73
Total Current Liabilities	181,774.46
Total Liabilities	181,774.46
Equity	
Reserves	
Deferred Maintenance	39,739.10
Interest	1,036.23
Painting	64,822.88
Pool	12,566.01
Roads & Sidewalks	3,133.51
Roofs	51,820.92
Total Reserves	173,118.65
Retained Earnings	-96,232.50
Net Income	73,730.10
Total Equity	150,616.25
TOTAL LIABILITIES & EQUITY	332,390.71