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November 12, 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 October 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

October 2019

	Oct 19	Budget	Jan - Oct 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	140.00	47.75	480.00	477.50	573.00
Interest Income	0.98	91.00	6.63	910.00	1,092.00
Interest on Maintenance Income	496.94		1,246.96		
Late Fee Income	725.00	958.33	6,100.00	9,583.34	11,500.00
Maintenance Fees	54,984.00	54,996.58	549,840.00	549,965.84	659,959.00
Processing Fee Income	0.00		350.00		
Total Income	<u>56,346.92</u>	<u>56,093.66</u>	<u>558,023.59</u>	<u>560,936.68</u>	<u>673,124.00</u>
Gross Profit	56,346.92	56,093.66	558,023.59	560,936.68	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	25,736.70	25,736.66	30,884.00
Audit Fees	0.00	375.00	4,300.00	3,750.00	4,500.00
Bad Debt Allowance	75.00	1,666.67	2,059.32	16,666.66	20,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	3,460.00	1,666.66	2,000.00
Capital Expenditures	0.00	333.33	14,288.75	3,333.34	4,000.00
Common Area Repairs&Maintenance	3,190.65	2,666.67	30,598.66	26,666.66	32,000.00
Entry Gate Maintenance	353.21	333.33	4,156.24	3,333.34	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	250.00	300.00
Insurance Expense	11,384.61	14,166.67	107,824.77	141,666.66	170,000.00
Insurance Loan Interest	451.45	250.00	2,469.60	2,500.00	3,000.00
Irrigation Repairs	1,357.25	500.00	6,082.25	5,000.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,830.00	22,500.00	27,000.00
Janitorial Contract	842.00	683.33	6,596.00	6,833.34	8,200.00
Janitorial Supplies	215.29	541.67	1,396.78	5,416.66	6,500.00
Key & Clicker Expense	646.73	133.33	646.73	1,333.34	1,600.00
Lake Maintenance	290.00	275.00	2,900.00	2,750.00	3,300.00
Landscape Contract	8,498.33	8,500.00	84,983.30	85,000.00	102,000.00
Landscape Extras	550.00	1,250.00	26,190.00	12,500.00	15,000.00
Landscape Tree Trimming	43,065.00	3,333.33	23,065.00	33,333.34	40,000.00
Legal Fee Expense	65.00	216.67	811.11	2,166.66	2,600.00
Licenses & Permits	0.00	83.33	325.00	833.34	1,000.00
Office Supplies	59.05	25.00	129.00	250.00	300.00
Parking Enforcement	243.96	541.67	4,393.56	5,416.66	6,500.00
Pest Control	0.00	250.00	5,472.00	2,500.00	3,000.00
Pool Contract	495.00	541.67	4,950.00	5,416.66	6,500.00
Pool Repairs	1,599.94	291.67	6,738.83	2,916.66	3,500.00
Postage and Delivery	61.50	225.00	293.27	2,250.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	8,333.34	10,000.00
Property Management Fees	7,880.67	2,573.67	35,586.13	25,736.66	30,884.00
Rodent Control	1,368.00	1,416.67	8,208.00	14,166.66	17,000.00
Storage Expense	260.68	199.00	4,796.70	1,990.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	12,500.00	15,000.00
Telephone Expense	669.00	500.00	6,165.10	5,000.00	6,000.00
Utilities - Electric	1,182.16	1,416.67	12,806.29	14,166.66	17,000.00
Utilities - Water & Sewer	360.67	416.67	6,067.88	4,166.66	5,000.00
Web Site Maintenance	439.76	208.33	2,439.76	2,083.34	2,500.00
White Fly Spraying	0.00	208.33	0.00	2,083.34	2,500.00
Total Expense	<u>88,178.58</u>	<u>51,221.35</u>	<u>451,790.73</u>	<u>512,213.30</u>	<u>614,656.00</u>
Net Ordinary Income	-31,831.66	4,872.31	106,232.86	48,723.38	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	1,230.00	1,230.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	4,813.40	4,813.34	5,776.00
Reserves - Pool	365.84	365.83	3,658.40	3,658.34	4,390.00
Reserves - Painting	1,669.50	1,669.50	16,695.00	16,695.00	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	22,326.60	22,326.66	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>48,723.40</u>	<u>48,723.34</u>	<u>58,468.00</u>

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance

October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Other Income	-4,872.34	-4,872.33	-48,723.40	-48,723.34	-58,468.00
Net Income	<u>-36,704.00</u>	<u>-0.02</u>	<u>57,509.46</u>	<u>0.04</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of October 31, 2019

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	84,617.48
Reserve - BB&T	177,993.97
Total Checking/Savings	262,611.45
Accounts Receivable	
1Maintenance	-30,791.70
Bank Fees	79.00
Miscellaneous	6.39
Late Fees	8,695.18
Total Accounts Receivable	-22,011.13
Other Current Assets	
Allowance for Doubtful Accts	-4,989.00
Prepaid Insurance	102,461.50
Undeposited Funds	10,992.06
Utility Deposits	760.00
Total Other Current Assets	109,224.56
Total Current Assets	349,824.88
TOTAL ASSETS	349,824.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	30,460.00
Total Accounts Payable	30,460.00
Other Current Liabilities	
Accrued Expenses	4,300.00
Deferred Cable Income	39,150.00
Insurance Loan Payable	113,416.31
Total Other Current Liabilities	156,866.31
Total Current Liabilities	187,326.31
Total Liabilities	187,326.31
Equity	
Reserves	
Deferred Maintenance	41,971.76
Interest	1,039.21
Painting	66,492.38
Pool	12,931.85
Roads & Sidewalks	3,614.85
Roofs	51,943.92
Total Reserves	177,993.97
Retained Earnings	-73,004.86
Net Income	57,509.46
Total Equity	162,498.57
TOTAL LIABILITIES & EQUITY	349,824.88