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December 10, 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 November 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
November 2019

	Nov 19	Budget	Jan - Nov 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	0.00	47.75	480.00	525.25	573.00
Interest Income	0.83	91.00	7.46	1,001.00	1,092.00
Interest on Maintenance Income	0.00		1,246.96		
Late Fee Income	700.00	958.33	6,800.00	10,541.67	11,500.00
Maintenance Fees	54,984.00	54,996.58	604,824.00	604,962.42	659,959.00
Processing Fee Income	0.00		350.00		
Total Income	<u>55,684.83</u>	<u>56,093.66</u>	<u>613,708.42</u>	<u>617,030.34</u>	<u>673,124.00</u>
Gross Profit	55,684.83	56,093.66	613,708.42	617,030.34	673,124.00
Expense					
Accounting Fees	2,573.67	2,573.67	28,310.37	28,310.33	30,884.00
Audit Fees	0.00	375.00	4,300.00	4,125.00	4,500.00
Bad Debt Allowance	79.54	1,666.67	2,138.86	18,333.33	20,000.00
Bank Service Charge	0.00		24.00		
Bee Removal	0.00	166.67	3,460.00	1,833.33	2,000.00
Capital Expenditures	0.00	333.33	14,288.75	3,666.67	4,000.00
Common Area Repairs&Maintenance	1,300.00	2,666.67	31,898.66	29,333.33	32,000.00
Entry Gate Maintenance	86.00	333.33	4,242.24	3,666.67	4,000.00
Fire Extinguisher Service	0.00	25.00	0.00	275.00	300.00
Insurance Expense	11,384.61	14,166.67	119,209.38	155,833.33	170,000.00
Insurance Loan Interest	469.84	250.00	2,939.44	2,750.00	3,000.00
Irrigation Repairs	1,115.25	500.00	7,197.50	5,500.00	6,000.00
Janitorial Bulk Pickup	0.00	2,250.00	5,830.00	24,750.00	27,000.00
Janitorial Contract	842.00	683.33	7,438.00	7,516.67	8,200.00
Janitorial Supplies	192.88	541.67	1,589.66	5,958.33	6,500.00
Key & Clicker Expense	0.00	133.33	646.73	1,466.67	1,600.00
Lake Maintenance	290.00	275.00	3,190.00	3,025.00	3,300.00
Landscape Contract	8,498.33	8,500.00	93,481.63	93,500.00	102,000.00
Landscape Extras	3,480.00	1,250.00	29,670.00	13,750.00	15,000.00
Landscape Tree Trimming	0.00	3,333.33	23,065.00	36,666.67	40,000.00
Legal Fee Expense	26.00	216.67	837.11	2,383.33	2,600.00
Licenses & Permits	0.00	83.33	325.00	916.67	1,000.00
Office Supplies	6.75	25.00	135.75	275.00	300.00
Parking Enforcement	975.84	541.67	5,369.40	5,958.33	6,500.00
Pest Control	0.00	250.00	5,472.00	2,750.00	3,000.00
Pool Contract	495.00	541.67	5,445.00	5,958.33	6,500.00
Pool Repairs	1,132.50	291.67	7,871.33	3,208.33	3,500.00
Postage and Delivery	21.00	225.00	314.27	2,475.00	2,700.00
Pressure Cleaning	0.00	833.33	0.00	9,166.67	10,000.00
Property Management Fees	2,573.67	2,573.67	38,159.80	28,310.33	30,884.00
Rodent Control	1,368.00	1,416.67	9,576.00	15,583.33	17,000.00
Storage Expense	260.68	199.00	5,057.38	2,189.00	2,388.00
Storm Drain Cleaning	0.00	1,250.00	0.00	13,750.00	15,000.00
Telephone Expense	699.41	500.00	6,864.51	5,500.00	6,000.00
Utilities - Electric	1,417.87	1,416.67	14,224.16	15,583.33	17,000.00
Utilities - Water & Sewer	421.24	416.67	6,489.12	4,583.33	5,000.00
Web Site Maintenance	200.00	208.33	2,639.76	2,291.67	2,500.00
White Fly Spraying	0.00	208.33	0.00	2,291.67	2,500.00
Total Expense	<u>39,910.08</u>	<u>51,221.35</u>	<u>491,700.81</u>	<u>563,434.65</u>	<u>614,656.00</u>
Net Ordinary Income	15,774.75	4,872.31	122,007.61	53,595.69	58,468.00
Other Income/Expense					
Other Expense					
Reserves - Roofs	123.00	123.00	1,353.00	1,353.00	1,476.00
Reserves - Roads & Sidewalks	481.34	481.33	5,294.74	5,294.67	5,776.00
Reserves - Pool	365.84	365.83	4,024.24	4,024.17	4,390.00
Reserves - Painting	1,669.50	1,669.50	18,364.50	18,364.50	20,034.00
Reserves - Deferred Maintenance	2,232.66	2,232.67	24,559.26	24,559.33	26,792.00
Total Other Expense	<u>4,872.34</u>	<u>4,872.33</u>	<u>53,595.74</u>	<u>53,595.67</u>	<u>58,468.00</u>

Fiesta Homeowners Association, Inc.
Profit & Loss Budget Performance

November 2019

	<u>Nov 19</u>	<u>Budget</u>	<u>Jan - Nov 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Other Income	-4,872.34	-4,872.33	-53,595.74	-53,595.67	-58,468.00
Net Income	<u>10,902.41</u>	<u>-0.02</u>	<u>68,411.87</u>	<u>0.02</u>	<u>0.00</u>

Fiesta Homeowners Association, Inc.

Balance Sheet

As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	95,513.69
Reserve - BB&T	182,869.27
Total Checking/Savings	278,382.96
Accounts Receivable	
1Maintenance	-27,020.60
Bank Fees	79.00
Miscellaneous	6.39
Late Fees	8,818.56
Total Accounts Receivable	-18,116.65
Other Current Assets	
Allowance for Doubtful Accts	-4,989.00
Prepaid Insurance	91,076.89
Undeposited Funds	7,385.36
Utility Deposits	760.00
Total Other Current Assets	94,233.25
Total Current Assets	354,499.56
TOTAL ASSETS	354,499.56
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	102,313.28
Total Other Current Liabilities	145,763.28
Total Current Liabilities	176,223.28
Total Liabilities	176,223.28
Equity	
Reserves	
Deferred Maintenance	44,204.42
Interest	1,042.17
Painting	68,161.88
Pool	13,297.69
Roads & Sidewalks	4,096.19
Roofs	52,066.92
Total Reserves	182,869.27
Retained Earnings	-73,004.86
Net Income	68,411.87
Total Equity	178,276.28
TOTAL LIABILITIES & EQUITY	354,499.56