



www.moodyaccounting.com

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May 14, 2020

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 April 30, 2020 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 Accrual 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.**  
**Balance Sheet**  
As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating - BB&T	28,407.97
Reserve - BB&T	210,472.19
<b>Total Checking/Savings</b>	238,880.16
<b>Accounts Receivable</b>	
1Maintenance	-26,625.46
Bank Fees	91.00
Miscellaneous	-9.85
Late Fees	9,001.18
Gate Clickers/Cards	-10.00
<b>Total Accounts Receivable</b>	-17,553.13
<b>Other Current Assets</b>	
Allowance for Doubtful Accts	-4,989.00
Prepaid Insurance	34,153.84
Undeposited Funds	23,215.17
Utility Deposits	760.00
<b>Total Other Current Assets</b>	53,140.01
<b>Total Current Assets</b>	274,467.04
<b>TOTAL ASSETS</b>	<b>274,467.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	1,750.00
<b>Total Accounts Payable</b>	1,750.00
<b>Other Current Liabilities</b>	
Accrued Expenses	4,300.00
Deferred Cable Income	39,150.00
Insurance Loan Payable	45,869.43
<b>Total Other Current Liabilities</b>	89,319.43
<b>Total Current Liabilities</b>	91,069.43
<b>Total Liabilities</b>	91,069.43
<b>Equity</b>	
<b>Reserves</b>	
Deferred Maintenance	55,369.08
Interest	1,544.75
Painting	77,063.38
Pool	15,683.53
Roads & Sidewalks	6,501.53
Roofs	54,309.92
<b>Total Reserves</b>	210,472.19
Retained Earnings	-21,685.31
Net Income	-5,389.27
<b>Total Equity</b>	183,397.61
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>274,467.04</b>

**Fiesta Homeowners Association, Inc.**  
**Profit & Loss Budget Performance**  
 April 2020

	Apr 20	Budget	Jan - Apr 20	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Gate Clickers & Gate Cards	0.00	48.00	80.00	192.00	576.00
Interest Income	0.36	91.00	1.98	364.00	1,092.00
Late Fee Income	0.00	958.00	1,325.00	3,832.00	11,496.00
Maintenance Fees	58,464.00	58,481.00	233,856.00	233,924.00	701,772.00
Miscellaneous Income	0.00		80.00		
<b>Total Income</b>	58,464.36	59,578.00	235,342.98	238,312.00	714,936.00
<b>Gross Profit</b>	58,464.36	59,578.00	235,342.98	238,312.00	714,936.00
<b>Expense</b>					
Accounting Fees	2,702.33	2,702.00	10,809.32	10,808.00	32,424.00
Audit Fees	0.00	375.00	0.00	1,500.00	4,500.00
Bad Debt Allowance	0.00	1,250.00	50.00	5,000.00	15,000.00
Bank Service Charge	0.00		1,542.00		
Bee Removal	0.00	292.00	0.00	1,168.00	3,504.00
Capital Expenditures	0.00	4,167.00	0.00	16,668.00	50,004.00
Common Area Repairs&Maintenance	750.00	3,167.00	28,561.51	12,668.00	38,004.00
Entry Gate Maintenance	86.00	417.00	4,561.15	1,668.00	5,004.00
Fire Extinguisher Service	0.00	25.00	0.00	100.00	300.00
Insurance Expense	11,384.61	12,500.00	45,538.44	50,000.00	150,000.00
Insurance Loan Interest	214.36	250.00	1,094.78	1,000.00	3,000.00
Irrigation Repairs	1,028.50	625.00	3,706.25	2,500.00	7,500.00
Janitorial Bulk Pickup	0.00	333.00	0.00	1,332.00	3,996.00
Janitorial Contract	842.00	683.00	3,368.00	2,732.00	8,196.00
Janitorial Supplies	187.68	208.00	1,918.94	832.00	2,496.00
Key & Clicker Expense	0.00	133.00	1,435.78	532.00	1,596.00
Lake Maintenance	4,381.40	292.00	5,251.40	1,168.00	3,504.00
Landscape Contract	8,498.33	8,500.00	33,993.32	34,000.00	102,000.00
Landscape Extras	4,500.00	1,667.00	31,339.00	6,668.00	20,004.00
Landscape Tree Trimming	1,650.00	2,917.00	2,750.00	11,668.00	35,004.00
Legal Fee Expense	0.00	217.00	867.50	868.00	2,604.00
Licenses & Permits	375.00	42.00	375.00	168.00	504.00
Office Supplies	11.39	25.00	26.52	100.00	300.00
Parking Enforcement	487.92	542.00	2,195.64	2,168.00	6,504.00
Pest Control	1,600.00	500.00	1,600.00	2,000.00	6,000.00
Pool Contract	495.00	542.00	1,980.00	2,168.00	6,504.00
Pool Repairs	2,072.75	750.00	3,008.46	3,000.00	9,000.00
Postage and Delivery	31.50	100.00	204.58	400.00	1,200.00
Pressure Cleaning	0.00	2,500.00	0.00	10,000.00	30,000.00
Property Management Fees	2,702.33	2,702.00	10,809.32	10,808.00	32,424.00
Rodent Control	1,368.00	1,000.00	5,472.00	4,000.00	12,000.00
Storage Expense	260.21	267.00	1,040.84	1,068.00	3,204.00
Storm Drain Cleaning	0.00	1,250.00	0.00	5,000.00	15,000.00
Telephone Expense	683.29	583.00	2,732.12	2,332.00	6,996.00
Utilities - Electric	1,366.53	1,333.00	5,388.41	5,332.00	15,996.00
Utilities - Water & Sewer	471.18	667.00	2,103.97	2,668.00	8,004.00
Web Site Maintenance	0.00	250.00	600.00	1,000.00	3,000.00
White Fly Spraying	0.00	250.00	4,180.00	1,000.00	3,000.00
<b>Total Expense</b>	48,150.31	54,023.00	218,504.25	216,092.00	648,276.00
<b>Net Ordinary Income</b>	10,314.05	5,555.00	16,838.73	22,220.00	66,660.00
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
Reserves - Roofs	530.00	530.00	2,120.00	2,120.00	6,360.00
Reserves - Roads & Sidewalks	481.00	481.00	1,924.00	1,924.00	5,772.00
Reserves - Pool	505.00	505.00	2,020.00	2,020.00	6,060.00
Reserves - Painting	1,808.00	1,808.00	7,232.00	7,232.00	21,696.00
Reserves - Deferred Maintenance	2,233.00	2,233.00	8,932.00	8,932.00	26,796.00
<b>Total Other Expense</b>	5,557.00	5,557.00	22,228.00	22,228.00	66,684.00
<b>Net Other Income</b>	-5,557.00	-5,557.00	-22,228.00	-22,228.00	-66,684.00

**Fiesta Homeowners Association, Inc.**  
**Profit & Loss Budget Performance**  
April 2020

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	<u>Apr 20</u>	<u>Budget</u>	<u>Jan - Apr 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Income	<u>4,757.05</u>	<u>-2.00</u>	<u>-5,389.27</u>	<u>-8.00</u>	<u>-24.00</u>