



www.moodyaccounting.com

160 S University Dr. Suite E
Plantation, FL 33324
Phone: 954-423-3577
Fax: 954-423-8522

December 14, 2016

Fiesta Home Owners Association, Inc.
c/o Moody Accounting Services Inc.
160 S. University Dr Ste E
Plantation FL 33324

Dear Board of Directors,

We have compiled the accompanying Profit & Loss statement of Fiesta HOA as of November 30, 2016 and the related Balance Sheet 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 2016

	Nov 16	Budget	Jan - Nov 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
2015 Projected Net Income	0.00	3,106.42	0.00	34,170.58	37,277.00
Gate Clickers & Gate Cards	90.00	125.00	670.00	1,375.00	1,500.00
Interest Income	3.72	0.00	68.42	0.00	0.00
Interest on Maintenance	997.64	500.00	3,927.38	5,500.00	6,000.00
Late Fees	1,175.00	1,000.00	9,795.00	11,000.00	12,000.00
Maintenance Fees	53,244.00	53,156.17	588,468.00	584,717.83	637,874.00
Miscellaneous Income	0.00		900.00		
Processing Fee Income	0.00		875.00		
Violations	0.00		400.00		
Total Income	55,510.36	57,887.59	605,103.80	636,763.41	694,651.00
Gross Profit	55,510.36	57,887.59	605,103.80	636,763.41	694,651.00
Expense					
Accounting Fees	2,163.00	2,163.33	24,093.00	23,796.67	25,960.00
Audit Fees	0.00	375.00	0.00	4,125.00	4,500.00
Bad Debt Allowance	10,223.54	2,083.33	11,175.84	22,916.67	25,000.00
Bank Service Charge	0.00		105.00		
Bee Removal	0.00	125.00	345.00	1,375.00	1,500.00
Capital Expenditures	0.00	4,583.33	3,973.89	50,416.67	55,000.00
Common Area Repairs&Maintenance	39,508.06	2,500.00	64,493.16	27,500.00	30,000.00
Entry Gate Maintenance	190.80	333.33	6,693.92	3,666.67	4,000.00
Fire Extinguisher Service	0.00	20.83	0.00	229.17	250.00
Insurance Expense	10,945.66	13,166.67	136,665.41	144,833.33	158,000.00
Insurance Loan Interest	454.44	308.33	3,122.83	3,391.67	3,700.00
Irrigation Repairs	202.50	666.67	8,339.25	7,333.33	8,000.00
Janitorial Bulk Pickup	805.00	600.00	10,130.00	6,600.00	7,200.00
Janitorial Contract	1,364.00	691.67	8,184.00	7,608.33	8,300.00
Janitorial Supplies	190.39	41.67	674.61	458.33	500.00
Key & Clicker Expense	0.00	183.33	0.00	2,016.67	2,200.00
Lake Maintenance	275.00	275.00	3,025.00	3,025.00	3,300.00
Landscape Contract	8,498.33	9,000.00	93,481.63	99,000.00	108,000.00
Landscape Extras	3,305.00	1,000.00	8,055.00	11,000.00	12,000.00
Landscape Tree Trimming	37,820.00	3,333.33	39,320.00	36,666.67	40,000.00
Legal Fees	-5,184.37	2,000.00	17,493.34	22,000.00	24,000.00
Licenses & Permits	0.00	55.00	2,750.25	605.00	660.00
Office Supplies	2.85	166.67	2,937.46	1,833.33	2,000.00
Parking Enforcement	483.36	458.33	5,900.31	5,041.67	5,500.00
Pest Control	0.00	250.00	6,400.00	2,750.00	3,000.00
Pool Contract	495.00	541.67	5,445.00	5,958.33	6,500.00
Pool Repairs	385.00	333.33	3,564.09	3,666.67	4,000.00
Postage and Delivery	6.98	166.67	1,902.29	1,833.33	2,000.00
Pressure Cleaning	48,800.00	583.33	48,800.00	6,416.67	7,000.00
Processing Fees	0.00		1,050.00		
Property Management Fees	1,913.00	2,166.67	28,604.36	23,833.33	26,000.00
Reserves - Deferred Maintenance	1,063.66	1,063.67	11,700.26	11,700.33	12,764.00
Reserves - Painting	1,669.41	1,669.42	18,363.51	18,363.58	20,033.00
Reserves - Pool	365.84	365.83	4,024.24	4,024.17	4,390.00
Reserves - Roads & Sidewalks	606.84	606.83	6,675.24	6,675.17	7,282.00
Reserves - Roofs	833.33	833.33	9,166.63	9,166.67	10,000.00
Rodent Control	1,368.00	1,333.33	15,048.00	14,666.67	16,000.00
Storage Expense	192.26	176.00	2,006.74	1,936.00	2,112.00
Storm Drain Cleaning	0.00	500.00	0.00	5,500.00	6,000.00
Telephone Expense	451.96	416.67	4,844.87	4,583.33	5,000.00
Utilities - Electric	2,324.05	1,416.67	14,100.27	15,583.33	17,000.00
Utilities - Water & Sewer	438.05	750.00	4,025.82	8,250.00	9,000.00
Web Site Maintenance	200.00	250.00	2,200.00	2,750.00	3,000.00
White Fly Spraying	0.00	333.33	0.00	3,666.67	4,000.00
Total Expense	172,360.94	57,887.57	638,880.22	636,763.43	694,651.00
Net Ordinary Income	-116,850.58	0.02	-33,776.42	-0.02	0.00
Net Income	-116,850.58	0.02	-33,776.42	-0.02	0.00

Fiesta Homeowners Association, Inc.
Balance Sheet
As of November 30, 2016

	Nov 30, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	130,293.68
Reserve - BB&T	73,671.22
Total Checking/Savings	203,964.90
Accounts Receivable	
Accounts Receivable	
Administrative Fees	96.66
Bank Fees	115.00
Late Fees	12,534.49
Maintenance Fees	7,430.58
Misc	10.00
Violations	3,600.00
Total Accounts Receivable	23,786.73
Total Accounts Receivable	23,786.73
Other Current Assets	
Allowance for Doubtful Accts	-65,702.32
Prepaid Insurance	87,565.26
Undeposited Funds	9,102.68
Utility Deposits	760.00
Total Other Current Assets	31,725.62
Total Current Assets	259,477.25
TOTAL ASSETS	259,477.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	68,300.00
Total Accounts Payable	68,300.00
Other Current Liabilities	
Deferred Cable Income	52,200.00
Insurance Loan Payable	92,553.82
Total Other Current Liabilities	144,753.82
Total Current Liabilities	213,053.82
Total Liabilities	213,053.82
Equity	
Reserves	
Deferred Maintenance	-20,975.54
Interest	798.00
Painting	18,061.05
Pool	10,129.61
Roads & Sidewalks	7,991.47
Roofs	57,666.63
Total Reserves	73,671.22
Retained Earnings	6,528.63
Net Income	-33,776.42
Total Equity	46,423.43
TOTAL LIABILITIES & EQUITY	259,477.25