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June 3, 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 April 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
 April 2016

	Apr 16	Budget	Jan - Apr 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
2015 Projected Net Income	0.00	3,106.41	0.00	12,425.64	37,277.00
Gate Clickers & Gate Cards	0.00	125.00	85.00	500.00	1,500.00
Interest Income	6.95	0.00	25.96	0.00	0.00
Interest on Maintenance	0.00	500.00	1,925.72	2,000.00	6,000.00
Late Fees	225.00	1,000.00	2,375.00	4,000.00	12,000.00
Maintenance Fees	53,244.00	53,156.16	215,760.00	212,624.64	637,874.00
Miscellaneous Income	0.00		900.00		
Processing Fee Income	0.00		875.00		
Total Income	<u>53,475.95</u>	<u>57,887.57</u>	<u>221,946.68</u>	<u>231,550.28</u>	<u>694,651.00</u>
Gross Profit	53,475.95	57,887.57	221,946.68	231,550.28	694,651.00
Expense					
Accounting Fees	2,163.00	2,163.34	8,952.00	8,653.36	25,960.00
Audit Fees	0.00	375.00	1,500.00	1,500.00	4,500.00
Bad Debt Allowance	50.00	2,083.34	-1,243.14	8,333.36	25,000.00
Bank Service Charge	0.00		48.00		
Bee Removal	0.00	125.00	0.00	500.00	1,500.00
Capital Expenditures	0.00	4,583.34	0.00	18,333.36	55,000.00
Common Area Repairs&Maintenance	128.00	2,500.00	6,527.53	10,000.00	30,000.00
Entry Gate Maintenance	3,465.14	333.34	4,059.44	1,333.36	4,000.00
Fire Extinguisher Service	0.00	20.84	0.00	83.36	250.00
Insurance Expense	13,183.33	13,166.66	52,733.32	52,666.64	158,000.00
Insurance Loan Interest	228.20	308.34	1,344.59	1,233.36	3,700.00
Irrigation Repairs	999.25	666.66	1,655.25	2,666.64	8,000.00
Janitorial Bulk Pickup	650.00	600.00	2,925.00	2,400.00	7,200.00
Janitorial Contract	0.00	691.66	2,728.00	2,766.64	8,300.00
Janitorial Supplies	0.00	41.66	47.49	166.64	500.00
Key & Clicker Expense	0.00	183.34	0.00	733.36	2,200.00
Lake Maintenance	0.00	275.00	825.00	1,100.00	3,300.00
Landscape Contract	8,498.33	9,000.00	33,993.32	36,000.00	108,000.00
Landscape Extras	1,300.00	1,000.00	1,300.00	4,000.00	12,000.00
Landscape Tree Trimming	1,500.00	3,333.34	1,500.00	13,333.36	40,000.00
Legal Fees	0.00	2,000.00	9,163.67	8,000.00	24,000.00
Licenses & Permits	0.00	55.00	2,364.00	220.00	660.00
Office Supplies	977.31	166.66	2,860.66	666.64	2,000.00
Parking Enforcement	483.35	458.34	2,175.11	1,833.36	5,500.00
Pest Control	1,200.00	250.00	1,200.00	1,000.00	3,000.00
Pool Contract	495.00	541.66	1,980.00	2,166.64	6,500.00
Pool Repairs	0.00	333.34	599.19	1,333.36	4,000.00
Postage and Delivery	38.54	166.66	187.57	666.64	2,000.00
Pressure Cleaning	0.00	583.34	0.00	2,333.36	7,000.00
Processing Fees	175.00		1,050.00		
Property Management Fees	2,163.00	2,166.66	8,652.00	8,666.64	26,000.00
Reserves - Deferred Maintenance	1,063.66	1,063.66	4,254.64	4,254.64	12,764.00
Reserves - Painting	1,669.41	1,669.41	6,677.64	6,677.64	20,033.00
Reserves - Pool	365.84	365.84	1,463.36	1,463.36	4,390.00
Reserves - Roads & Sidewalks	606.84	606.84	2,427.36	2,427.36	7,282.00
Reserves - Roofs	833.33	833.34	3,333.32	3,333.36	10,000.00
Rodent Control	1,368.00	1,333.34	5,472.00	5,333.36	16,000.00
Storage Expense	174.24	176.00	696.96	704.00	2,112.00
Storm Drain Cleaning	0.00	500.00	0.00	2,000.00	6,000.00
Telephone Expense	444.48	416.66	1,633.36	1,666.64	5,000.00
Utilities - Electric	1,412.41	1,416.66	4,680.02	5,666.64	17,000.00
Utilities - Water & Sewer	497.32	750.00	1,474.05	3,000.00	9,000.00
Web Site Maintenance	400.00	250.00	800.00	1,000.00	3,000.00
White Fly Spraying	0.00	333.34	0.00	1,333.36	4,000.00
Total Expense	<u>46,532.98</u>	<u>57,887.61</u>	<u>182,040.71</u>	<u>231,550.44</u>	<u>694,651.00</u>
Net Ordinary Income	<u>6,942.97</u>	<u>-0.04</u>	<u>39,905.97</u>	<u>-0.16</u>	<u>0.00</u>
Net Income	<u>6,942.97</u>	<u>-0.04</u>	<u>39,905.97</u>	<u>-0.16</u>	<u>0.00</u>