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February 14, 2017

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 January 31, 2017 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
 January 2017

	Jan 17	Budget	Jan 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	40.00	64.59	40.00	64.59	775.00
Interest Income	3.68	325.41	3.68	325.41	3,905.00
Late Fees	1,400.00	850.00	1,400.00	850.00	10,200.00
Maintenance Fees	53,244.00	53,280.34	53,244.00	53,280.34	639,364.00
Total Income	54,687.68	54,520.34	54,687.68	54,520.34	654,244.00
Gross Profit	54,687.68	54,520.34	54,687.68	54,520.34	654,244.00
Expense					
Accounting Fees	2,603.33	2,228.34	2,603.33	2,228.34	26,740.00
Audit Fees	0.00	375.00	0.00	375.00	4,500.00
Bad Debt Allowance	1,127.00	2,083.34	1,127.00	2,083.34	25,000.00
Bee Removal	0.00	166.66	0.00	166.66	2,000.00
Capital Expenditures	0.00	333.34	0.00	333.34	4,000.00
Common Area Repairs&Maintenance	-5,000.00	2,500.00	-5,000.00	2,500.00	30,000.00
Entry Gate Maintenance	874.90	583.34	874.90	583.34	7,000.00
Fire Extinguisher Service	0.00	22.91	0.00	22.91	275.00
Insurance Expense	10,945.66	10,945.66	10,945.66	10,945.66	131,348.00
Insurance Loan Interest	342.25	250.00	342.25	250.00	3,000.00
Irrigation Repairs	539.25	750.00	539.25	750.00	9,000.00
Janitorial Bulk Pickup	1,090.00	1,250.00	1,090.00	1,250.00	15,000.00
Janitorial Contract	682.00	683.34	682.00	683.34	8,200.00
Janitorial Supplies	100.28	45.84	100.28	45.84	550.00
Key & Clicker Expense	0.00	183.34	0.00	183.34	2,200.00
Lake Maintenance	275.00	275.00	275.00	275.00	3,300.00
Landscape Contract	8,498.33	9,000.00	8,498.33	9,000.00	108,000.00
Landscape Extras	1,175.00	1,000.00	1,175.00	1,000.00	12,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	3,333.34	40,000.00
Legal Fees	500.00	2,250.00	500.00	2,250.00	27,000.00
Licenses & Permits	0.00	83.34	0.00	83.34	1,000.00
Office Supplies	81.52	250.00	81.52	250.00	3,000.00
Parking Enforcement	725.04	583.34	725.04	583.34	7,000.00
Pest Control	0.00	250.00	0.00	250.00	3,000.00
Pool Contract	495.00	541.66	495.00	541.66	6,500.00
Pool Repairs	0.00	333.34	0.00	333.34	4,000.00
Postage and Delivery	269.57	214.59	269.57	214.59	2,575.00
Pressure Cleaning	0.00	1,750.00	0.00	1,750.00	21,000.00
Property Management Fees	3,199.15	2,231.66	3,199.15	2,231.66	26,780.00
Reserves - Deferred Maintenance	1,063.67	1,063.66	1,063.67	1,063.66	12,764.00
Reserves - Painting	1,669.50	1,669.50	1,669.50	1,669.50	20,034.00
Reserves - Pool	365.75	365.75	365.75	365.75	4,389.00
Reserves - Roads & Sidewalks	606.83	606.84	606.83	606.84	7,282.00
Reserves - Roofs	833.33	833.34	833.33	833.34	10,000.00
Rodent Control	1,368.00	1,416.66	1,368.00	1,416.66	17,000.00
Storage Expense	192.26	192.25	192.26	192.25	2,307.00
Storm Drain Cleaning	0.00	1,250.00	0.00	1,250.00	15,000.00
Telephone Expense	452.09	500.00	452.09	500.00	6,000.00
Utilities - Electric	598.02	1,416.66	598.02	1,416.66	17,000.00
Utilities - Water & Sewer	386.58	458.34	386.58	458.34	5,500.00
Web Site Maintenance	400.00	250.00	400.00	250.00	3,000.00
Total Expense	36,459.31	54,520.38	36,459.31	54,520.38	654,244.00
Net Ordinary Income	18,228.37	-0.04	18,228.37	-0.04	0.00
Net Income	18,228.37	-0.04	18,228.37	-0.04	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of January 31, 2017

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	160,052.24
Reserve - BB&T	82,762.69
Total Checking/Savings	242,814.93
Accounts Receivable	
Accounts Receivable	
Administrative Fees	94.66
Bank Fees	115.00
Late Fees	12,759.97
Legal Fees	500.00
Maintenance Fees	270.43
Misc	9.69
Violations	2,700.00
Total Accounts Receivable	16,449.75
Total Accounts Receivable	16,449.75
Other Current Assets	
Allowance for Doubtful Accts	-65,702.32
Prepaid Insurance	65,673.94
Undeposited Funds	790.31
Utility Deposits	760.00
Total Other Current Assets	1,521.93
Total Current Assets	260,786.61
TOTAL ASSETS	260,786.61
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	66,385.95
Total Other Current Liabilities	118,585.95
Total Current Liabilities	186,885.95
Total Liabilities	186,885.95
Equity	
Reserves	
Deferred Maintenance	-18,848.21
Interest	811.31
Painting	21,399.96
Pool	10,861.20
Roads & Sidewalks	9,205.14
Roofs	59,333.29
Total Reserves	82,762.69
Retained Earnings	-27,082.49
Net Income	18,228.37
Total Equity	73,908.57
TOTAL LIABILITIES & EQUITY	260,794.52