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May 17, 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 April 30, 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

April 2017

	Apr 17	Budget	Jan - Apr 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	80.00	64.59	120.00	258.36	775.00
Interest Income	2.96	325.41	13.77	1,301.64	3,905.00
Interest on Maintenance	2.38		3.20		
Late Fees	1,075.00	850.00	4,550.00	3,400.00	10,200.00
Maintenance Fees	53,244.00	53,280.34	212,976.00	213,121.36	639,364.00
Total Income	54,404.34	54,520.34	217,662.97	218,081.36	654,244.00
Gross Profit	54,404.34	54,520.34	217,662.97	218,081.36	654,244.00
Expense					
Accounting Fees	2,228.33	2,228.34	9,288.32	8,913.36	26,740.00
Audit Fees	0.00	375.00	0.00	1,500.00	4,500.00
Bad Debt Allowance	3,908.66	2,083.34	12,049.48	8,333.36	25,000.00
Bee Removal	0.00	166.66	300.00	666.64	2,000.00
Capital Expenditures	0.00	333.34	0.00	1,333.36	4,000.00
Common Area Repairs&Maintenance	17,533.24	2,500.00	13,926.23	10,000.00	30,000.00
Entry Gate Maintenance	0.00	583.34	1,665.90	2,333.36	7,000.00
Fire Extinguisher Service	0.00	22.91	0.00	91.64	275.00
Insurance Expense	10,945.66	10,945.66	43,782.64	43,782.64	131,348.00
Insurance Loan Interest	172.15	250.00	1,007.21	1,000.00	3,000.00
Irrigation Repairs	273.00	750.00	1,532.25	3,000.00	9,000.00
Janitorial Bulk Pickup	685.00	1,250.00	2,610.00	5,000.00	15,000.00
Janitorial Contract	682.00	683.34	2,046.00	2,733.36	8,200.00
Janitorial Supplies	44.41	45.84	287.59	183.36	550.00
Key & Clicker Expense	0.00	183.34	0.00	733.36	2,200.00
Lake Maintenance	275.00	275.00	1,100.00	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	0.00	1,000.00	1,675.00	4,000.00	12,000.00
Landscape Tree Trimming	0.00	3,333.34	0.00	13,333.36	40,000.00
Legal Fees	0.00	2,250.00	940.00	9,000.00	27,000.00
Licenses & Permits	0.00	83.34	0.00	333.36	1,000.00
Office Supplies	47.95	250.00	154.52	1,000.00	3,000.00
Parking Enforcement	483.36	583.34	2,416.80	2,333.36	7,000.00
Pest Control	0.00	250.00	0.00	1,000.00	3,000.00
Pool Contract	495.00	541.66	1,980.00	2,166.64	6,500.00
Pool Repairs	644.00	333.34	746.00	1,333.36	4,000.00
Postage and Delivery	23.46	214.59	332.82	858.36	2,575.00
Pressure Cleaning	0.00	1,750.00	0.00	7,000.00	21,000.00
Property Management Fees	2,231.67	2,231.66	9,894.16	8,926.64	26,780.00
Reserves - Deferred Maintenance	1,063.67	1,063.66	4,254.68	4,254.64	12,764.00
Reserves - Painting	1,669.50	1,669.50	6,678.00	6,678.00	20,034.00
Reserves - Pool	365.75	365.75	1,463.00	1,463.00	4,389.00
Reserves - Roads & Sidewalks	606.83	606.84	2,427.32	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	1,416.66	5,472.00	5,666.64	17,000.00
Storage Expense	192.26	192.25	769.04	769.00	2,307.00
Storm Drain Cleaning	0.00	1,250.00	0.00	5,000.00	15,000.00
Telephone Expense	453.95	500.00	1,811.01	2,000.00	6,000.00
Utilities - Electric	1,594.78	1,416.66	5,131.57	5,666.64	17,000.00
Utilities - Water & Sewer	338.14	458.34	1,497.88	1,833.36	5,500.00
Web Site Maintenance	0.00	250.00	1,000.00	1,000.00	3,000.00
Total Expense	57,657.43	54,520.38	175,566.06	218,081.52	654,244.00
Net Ordinary Income	-3,253.09	-0.04	42,096.91	-0.16	0.00
Net Income	-3,253.09	-0.04	42,096.91	-0.16	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of April 30, 2017

	Apr 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	131,744.10
Reserve - BB&T	96,402.02
Total Checking/Savings	228,146.12
Accounts Receivable	
Accounts Receivable	
Administrative Fees	67.10
Bank Fees	91.00
Late Fees	12,151.08
Maintenance Fees	-2,998.23
Misc	9.69
Violations	1,800.00
Total Accounts Receivable	11,120.64
Total Accounts Receivable	11,120.64
Other Current Assets	
Allowance for Doubtful Accts	-65,702.32
Prepaid Insurance	32,836.96
Undeposited Funds	662.31
Utility Deposits	760.00
Total Other Current Assets	-31,443.05
Total Current Assets	207,823.71
TOTAL ASSETS	207,823.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	17,500.00
Total Accounts Payable	17,500.00
Other Current Liabilities	
Deferred Cable Income	52,200.00
Insurance Loan Payable	26,707.27
Total Other Current Liabilities	78,907.27
Total Current Liabilities	96,407.27
Total Liabilities	96,407.27
Equity	
Reserves	
Deferred Maintenance	-15,657.20
Interest	833.40
Painting	26,408.46
Pool	11,958.45
Roads & Sidewalks	11,025.63
Roofs	61,833.28
Total Reserves	96,402.02
Retained Earnings	-27,082.49
Net Income	42,096.91
Total Equity	111,416.44
TOTAL LIABILITIES & EQUITY	207,823.71