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July 20, 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 June 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**

June 2017

	Jun 17	Budget	Jan - Jun 17	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Gate Clickers & Gate Cards	90.00	64.58	390.00	387.52	775.00
Interest Income	2.87	325.42	20.30	1,952.48	3,905.00
Interest on Maintenance	17.81		791.33		
Late Fees	1,100.00	850.00	6,625.00	5,100.00	10,200.00
Maintenance Fees	53,244.00	53,280.33	319,464.00	319,682.02	639,364.00
Miscellaneous Income	35.00		35.00		
<b>Total Income</b>	<b>54,489.68</b>	<b>54,520.33</b>	<b>327,325.63</b>	<b>327,122.02</b>	<b>654,244.00</b>
<b>Gross Profit</b>	<b>54,489.68</b>	<b>54,520.33</b>	<b>327,325.63</b>	<b>327,122.02</b>	<b>654,244.00</b>
<b>Expense</b>					
Accounting Fees	2,228.33	2,228.33	13,744.98	13,370.02	26,740.00
Audit Fees	0.00	375.00	0.00	2,250.00	4,500.00
Bad Debt Allowance	399.16	2,083.33	12,573.64	12,500.02	25,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	0.00	166.67	645.00	999.98	2,000.00
Capital Expenditures	0.00	333.33	0.00	2,000.02	4,000.00
Common Area Repairs&Maintenance	42,827.00	2,500.00	77,398.23	15,000.00	30,000.00
Entry Gate Maintenance	546.90	583.33	3,421.20	3,500.02	7,000.00
Fire Extinguisher Service	0.00	22.92	0.00	137.48	275.00
Insurance Expense	11,545.66	10,945.67	66,873.96	65,673.98	131,348.00
Insurance Loan Interest	59.43	250.00	1,177.92	1,500.00	3,000.00
Irrigation Repairs	1,005.00	750.00	3,123.75	4,500.00	9,000.00
Janitorial Bulk Pickup	410.00	1,250.00	3,740.00	7,500.00	15,000.00
Janitorial Contract	0.00	683.33	2,728.00	4,100.02	8,200.00
Janitorial Supplies	0.00	45.83	336.35	275.02	550.00
Key & Clicker Expense	0.00	183.33	0.00	1,100.02	2,200.00
Lake Maintenance	275.00	275.00	1,375.00	1,650.00	3,300.00
Landscape Contract	8,499.33	9,000.00	50,990.98	54,000.00	108,000.00
Landscape Extras	3,125.00	1,000.00	7,245.00	6,000.00	12,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	20,000.02	40,000.00
Legal Fees	639.60	2,250.00	-2,493.89	13,500.00	27,000.00
Licenses & Permits	0.00	83.33	386.25	500.02	1,000.00
Office Supplies	-7.00	250.00	156.07	1,500.00	3,000.00
Parking Enforcement	483.36	583.33	3,383.52	3,500.02	7,000.00
Pest Control	0.00	250.00	0.00	1,500.00	3,000.00
Pool Contract	495.00	541.67	2,970.00	3,249.98	6,500.00
Pool Repairs	1,788.20	333.33	2,719.20	2,000.02	4,000.00
Postage and Delivery	8.35	214.58	366.01	1,287.52	2,575.00
Pressure Cleaning	0.00	1,750.00	5,100.00	10,500.00	21,000.00
Property Management Fees	2,231.67	2,231.67	14,357.50	13,389.98	26,780.00
Reserves - Deferred Maintenance	1,063.67	1,063.67	6,382.02	6,381.98	12,764.00
Reserves - Painting	1,669.50	1,669.50	10,017.00	10,017.00	20,034.00
Reserves - Pool	365.75	365.75	2,194.50	2,194.50	4,389.00
Reserves - Roads & Sidewalks	606.83	606.83	3,640.98	3,641.02	7,282.00
Reserves - Roofs	833.33	833.33	4,999.98	5,000.02	10,000.00
Rodent Control	1,368.00	1,416.67	8,208.00	8,499.98	17,000.00
Storage Expense	192.26	192.25	1,153.56	1,153.50	2,307.00
Storm Drain Cleaning	0.00	1,250.00	0.00	7,500.00	15,000.00
Telephone Expense	480.16	500.00	2,748.84	3,000.00	6,000.00
Utilities - Electric	1,082.75	1,416.67	9,190.81	8,499.98	17,000.00
Utilities - Water & Sewer	330.06	458.33	2,180.21	2,750.02	5,500.00
Web Site Maintenance	0.00	250.00	1,400.00	1,500.00	3,000.00
<b>Total Expense</b>	<b>84,552.30</b>	<b>54,520.31</b>	<b>324,434.57</b>	<b>327,122.14</b>	<b>654,244.00</b>
<b>Net Ordinary Income</b>	<b>-30,062.62</b>	<b>0.02</b>	<b>2,891.06</b>	<b>-0.12</b>	<b>0.00</b>
<b>Net Income</b>	<b>-30,062.62</b>	<b>0.02</b>	<b>2,891.06</b>	<b>-0.12</b>	<b>0.00</b>

**Fiesta Homeowners Association, Inc.**

**Balance Sheet**

As of June 30, 2017

	Jun 30, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating - BB&T	88,764.86
Reserve - BB&T	105,497.17
<b>Total Checking/Savings</b>	194,262.03
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	
Administrative Fees	52.40
Bank Fees	103.00
Late Fees	10,179.87
Maintenance Fees	-13,157.88
Misc	19.69
Violations	1,800.00
<b>Total Accounts Receivable</b>	-1,002.92
<b>Total Accounts Receivable</b>	-1,002.92
<b>Other Current Assets</b>	
Allowance for Doubtful Accts	-65,702.32
Prepaid Insurance	10,945.64
Undeposited Funds	943.31
Utility Deposits	760.00
<b>Total Other Current Assets</b>	-53,053.37
<b>Total Current Assets</b>	140,205.74
<b>TOTAL ASSETS</b>	<b>140,205.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	6,700.00
<b>Total Accounts Payable</b>	6,700.00
<b>Other Current Liabilities</b>	
Deferred Cable Income	52,200.00
<b>Total Other Current Liabilities</b>	52,200.00
<b>Total Current Liabilities</b>	58,900.00
<b>Total Liabilities</b>	58,900.00
<b>Equity</b>	
<b>Reserves</b>	
Deferred Maintenance	-13,529.86
Interest	850.39
Painting	29,747.46
Pool	12,689.95
Roads & Sidewalks	12,239.29
Roofs	63,499.94
<b>Total Reserves</b>	105,497.17
Retained Earnings	-27,082.49
Net Income	2,891.06
<b>Total Equity</b>	81,305.74
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>140,205.74</b>