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August 8, 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 July 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
 July 2017

	Jul 17	Budget	Jan - Jul 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Gate Clickers & Gate Cards	40.00	64.58	430.00	452.10	775.00
Interest Income	2.48	325.42	22.78	2,277.90	3,905.00
Interest on Maintenance	0.00		791.33		
Late Fees	1,100.00	850.00	7,725.00	5,950.00	10,200.00
Maintenance Fees	53,244.00	53,280.33	372,708.00	372,962.35	639,364.00
Miscellaneous Income	0.00		35.00		
Total Income	54,386.48	54,520.33	381,712.11	381,642.35	654,244.00
Gross Profit	54,386.48	54,520.33	381,712.11	381,642.35	654,244.00
Expense					
Accounting Fees	2,228.33	2,228.33	15,973.31	15,598.35	26,740.00
Audit Fees	0.00	375.00	0.00	2,625.00	4,500.00
Bad Debt Allowance	75.00	2,083.33	12,648.64	14,583.35	25,000.00
Bank Service Charge	0.00		0.00		
Bee Removal	0.00	166.67	645.00	1,166.65	2,000.00
Capital Expenditures	0.00	333.33	0.00	2,333.35	4,000.00
Common Area Repairs&Maintenance	38,688.00	2,500.00	116,086.23	17,500.00	30,000.00
Entry Gate Maintenance	80.00	583.33	3,501.20	4,083.35	7,000.00
Fire Extinguisher Service	0.00	22.92	0.00	160.40	275.00
Insurance Expense	10,945.64	10,945.67	77,819.60	76,619.65	131,348.00
Insurance Loan Interest	0.00	250.00	1,177.92	1,750.00	3,000.00
Irrigation Repairs	0.00	750.00	3,123.75	5,250.00	9,000.00
Janitorial Bulk Pickup	340.00	1,250.00	4,080.00	8,750.00	15,000.00
Janitorial Contract	682.00	683.33	3,410.00	4,783.35	8,200.00
Janitorial Supplies	106.42	45.83	442.77	320.85	550.00
Key & Clicker Expense	1,180.49	183.33	1,180.49	1,283.35	2,200.00
Lake Maintenance	550.00	275.00	1,925.00	1,925.00	3,300.00
Landscape Contract	8,498.33	9,000.00	59,489.31	63,000.00	108,000.00
Landscape Extras	250.00	1,000.00	7,495.00	7,000.00	12,000.00
Landscape Tree Trimming	0.00	3,333.33	0.00	23,333.35	40,000.00
Legal Fees	3,664.75	2,250.00	1,170.86	15,750.00	27,000.00
Licenses & Permits	0.00	83.33	386.25	583.35	1,000.00
Office Supplies	11.15	250.00	167.22	1,750.00	3,000.00
Parking Enforcement	483.36	583.33	3,866.88	4,083.35	7,000.00
Pest Control	0.00	250.00	0.00	1,750.00	3,000.00
Pool Contract	495.00	541.67	3,465.00	3,791.65	6,500.00
Pool Repairs	170.00	333.33	2,889.20	2,333.35	4,000.00
Postage and Delivery	25.76	214.58	391.77	1,502.10	2,575.00
Pressure Cleaning	0.00	1,750.00	5,100.00	12,250.00	21,000.00
Property Management Fees	2,231.67	2,231.67	16,589.17	15,621.65	26,780.00
Reserves - Deferred Maintenance	1,063.67	1,063.67	7,445.69	7,445.65	12,764.00
Reserves - Painting	1,669.50	1,669.50	11,686.50	11,686.50	20,034.00
Reserves - Pool	365.75	365.75	2,560.25	2,560.25	4,389.00
Reserves - Roads & Sidewalks	606.83	606.83	4,247.81	4,247.85	7,282.00
Reserves - Roofs	833.33	833.33	5,833.31	5,833.35	10,000.00
Rodent Control	1,368.00	1,416.67	9,576.00	9,916.65	17,000.00
Storage Expense	212.40	192.25	1,365.96	1,345.75	2,307.00
Storm Drain Cleaning	0.00	1,250.00	0.00	8,750.00	15,000.00
Telephone Expense	477.50	500.00	3,286.75	3,500.00	6,000.00
Utilities - Electric	545.67	1,416.67	9,252.10	9,916.65	17,000.00
Utilities - Water & Sewer	336.12	458.33	2,269.38	2,208.35	5,500.00
Web Site Maintenance	200.00	250.00	1,600.00	1,750.00	3,000.00
Total Expense	78,384.67	54,520.31	402,148.32	381,642.45	654,244.00
Net Ordinary Income	-23,998.19	0.02	-20,436.21	-0.10	0.00
Net Income	-23,998.19	0.02	-20,436.21	-0.10	0.00

Fiesta Homeowners Association, Inc.

Balance Sheet

As of July 31, 2017

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating - BB&T	73,118.33
Reserve - BB&T	110,045.48
Total Checking/Savings	183,163.81
Accounts Receivable	
Accounts Receivable	
Administrative Fees	52.40
Bank Fees	127.00
Late Fees	10,621.10
Maintenance Fees	-12,823.18
Misc	19.69
Violations	1,800.00
Total Accounts Receivable	-202.99
Total Accounts Receivable	-202.99
Other Current Assets	
Allowance for Doubtful Accts	-65,702.32
Undeposited Funds	3,569.61
Utility Deposits	760.00
Total Other Current Assets	-61,372.71
Total Current Assets	121,588.11
TOTAL ASSETS	121,588.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,532.25
Total Accounts Payable	7,532.25
Other Current Liabilities	
Accrued Expenses	4,200.00
Deferred Cable Income	52,200.00
Total Other Current Liabilities	56,400.00
Total Current Liabilities	63,932.25
Total Liabilities	63,932.25
Equity	
Reserves	
Deferred Maintenance	-12,466.19
Interest	859.62
Painting	31,416.96
Pool	13,055.70
Roads & Sidewalks	12,846.12
Roofs	64,333.27
Total Reserves	110,045.48
Retained Earnings	-31,953.41
Net Income	-20,436.21
Total Equity	57,655.86
TOTAL LIABILITIES & EQUITY	121,588.11