



MANGO PARK HOA INC
FINANCIAL REPORTS
May 31, 2016

Presented by: Sunstate Association Management Group, Inc.

06/03/16

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of May 31, 2016

	<u>May 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,310.12
Total Operating Account	<u>7,310.12</u>
Reserve Account	
Cadence MM 8703	14,815.51
Total Reserve Account	<u>14,815.51</u>
Total Checking/Savings	22,125.63
Accounts Receivable	
Accounts Rec / Prepaid Assess	840.00
Total Accounts Receivable	<u>840.00</u>
Total Current Assets	<u>22,965.63</u>
TOTAL ASSETS	<u>22,965.63</u>
LIABILITIES & EQUITY	
Equity	
Reserve	14,815.51
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	4,588.69
Total Equity	<u>22,965.63</u>
TOTAL LIABILITIES & EQUITY	<u>22,965.63</u>

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Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
May 2016

	<u>May 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	0.00	0.00	0.00	12,000.00	12,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	14,400.00	12,826.66	1,573.34	19,240.00
Late Fees	225.00			375.00			
Reserve Interest Income	3.28			20.06			
Total Income	<u>228.28</u>	<u>0.00</u>	<u>228.28</u>	<u>26,795.06</u>	<u>24,826.66</u>	<u>1,968.40</u>	<u>43,240.00</u>
Total Income	228.28	0.00	228.28	26,795.06	24,826.66	1,968.40	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
Management	525.00	525.00	0.00	2,625.00	2,625.00	0.00	6,300.00
Office Expense	17.96	50.00	(32.04)	480.44	250.00	230.44	600.00
Professional Services	0.00	66.67	(66.67)	150.00	333.33	(183.33)	800.00
Social	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>542.96</u>	<u>766.67</u>	<u>(223.71)</u>	<u>3,316.69</u>	<u>3,894.33</u>	<u>(577.64)</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,782.00	208.33	1,573.67	500.00
Grounds Contract	425.00	550.00	(125.00)	2,500.00	2,750.00	(250.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	118.75	(118.75)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	83.33	191.67	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	208.33	(208.33)	500.00
Water Management	121.00	121.17	(0.17)	813.00	605.83	207.17	1,454.00
Total Grounds	<u>546.00</u>	<u>878.26</u>	<u>(332.26)</u>	<u>5,370.00</u>	<u>4,391.24</u>	<u>978.76</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,405.06	2,405.00	0.06	12,025.31	12,025.00	0.31	19,240.00
Electric- Lights	174.68	183.33	(8.65)	854.78	916.67	(61.89)	2,200.00
Electric - Pump	0.00	100.00	(100.00)	219.53	500.00	(280.47)	1,200.00
Total Utilities	<u>2,579.74</u>	<u>2,688.33</u>	<u>(108.59)</u>	<u>13,099.62</u>	<u>13,441.67</u>	<u>(342.05)</u>	<u>22,640.00</u>
Total Expense	<u>3,668.70</u>	<u>4,333.26</u>	<u>(664.56)</u>	<u>21,786.31</u>	<u>21,727.24</u>	<u>59.07</u>	<u>42,440.00</u>
Net Ordinary Income	<u>(3,440.42)</u>	<u>(4,333.26)</u>	<u>892.84</u>	<u>5,008.75</u>	<u>3,099.42</u>	<u>1,909.33</u>	<u>800.00</u>

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Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

May 2016

	<u>May 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.28			20.06			
Transfer to Reserve	0.00	0.00	0.00	400.00	400.00	0.00	800.00
Total Other Expense	3.28	0.00	3.28	420.06	400.00	20.06	800.00
Net Other Income	(3.28)	0.00	(3.28)	(420.06)	(400.00)	(20.06)	(800.00)
Net Income	<u>(3,443.70)</u>	<u>(4,333.26)</u>	<u>889.56</u>	<u>4,588.69</u>	<u>2,699.42</u>	<u>1,889.27</u>	<u>0.00</u>