



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**July 31, 2016**

**Presented by: Sunstate Association Management Group, Inc.**

08/02/16

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

	Jul 31, 16
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,780.90
Total Operating Account	8,780.90
Reserve Account	
Cadence MM 8703	15,021.71
Total Reserve Account	15,021.71
Total Checking/Savings	23,802.61
Accounts Receivable	
Accounts Rec / Prepaid Assess	1,940.00
Total Accounts Receivable	1,940.00
Total Current Assets	25,742.61
<b>TOTAL ASSETS</b>	<b>25,742.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	40.00
Total Accounts Payable	40.00
Total Current Liabilities	40.00
Total Liabilities	40.00
Equity	
Reserve	13,284.71
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	8,856.47
Total Equity	25,702.61
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>25,742.61</b>

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

	<u>Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	6,000.00	6,000.00	0.00	18,000.00	18,000.00	0.00	24,000.00
Cable TV	7,200.00	6,413.34	786.66	21,600.00	19,240.00	2,360.00	19,240.00
Late Fees	0.00			350.00			
Reserve Interest Income	3.16			26.26			
<b>Total Income</b>	<u>13,203.16</u>	<u>12,413.34</u>	<u>789.82</u>	<u>39,976.26</u>	<u>37,240.00</u>	<u>2,736.26</u>	<u>43,240.00</u>
<b>Total Income</b>	13,203.16	12,413.34	789.82	39,976.26	37,240.00	2,736.26	43,240.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	1,226.00	700.00	526.00	1,200.00
Management	525.00	525.00	0.00	3,675.00	3,675.00	0.00	6,300.00
Office Expense	23.06	50.00	(26.94)	524.15	350.00	174.15	600.00
Professional Services	0.00	66.66	(66.66)	150.00	466.66	(316.66)	800.00
Social	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
<b>Total Administration</b>	<u>548.06</u>	<u>766.66</u>	<u>(218.60)</u>	<u>5,636.40</u>	<u>5,427.66</u>	<u>208.74</u>	<u>9,261.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	1,782.00	291.66	1,490.34	500.00
Grounds Contract	465.00	550.00	(85.00)	3,390.00	3,850.00	(460.00)	6,600.00
Grounds R&M	(1,737.00)	23.75	(1,760.75)	0.00	166.25	(166.25)	285.00
Irrig R&M	0.00	16.66	(16.66)	275.00	116.66	158.34	200.00
Mailbox R&R	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
Water Management	121.00	121.16	(0.16)	1,055.00	848.16	206.84	1,454.00
<b>Total Grounds</b>	<u>(1,151.00)</u>	<u>878.23</u>	<u>(2,029.23)</u>	<u>6,502.00</u>	<u>6,147.73</u>	<u>354.27</u>	<u>10,539.00</u>
<b>Utilities</b>							
Cable TV Charges	2,405.06	2,405.00	0.06	16,835.43	16,835.00	0.43	19,240.00
Electric- Lights	166.61	183.34	(16.73)	1,196.07	1,283.34	(87.27)	2,200.00
Electric - Pump	46.43	100.00	(53.57)	323.63	700.00	(376.37)	1,200.00
<b>Total Utilities</b>	<u>2,618.10</u>	<u>2,688.34</u>	<u>(70.24)</u>	<u>18,355.13</u>	<u>18,818.34</u>	<u>(463.21)</u>	<u>22,640.00</u>
<b>Total Expense</b>	<u>2,015.16</u>	<u>4,333.23</u>	<u>(2,318.07)</u>	<u>30,493.53</u>	<u>30,393.73</u>	<u>99.80</u>	<u>42,440.00</u>
<b>Net Ordinary Income</b>	11,188.00	8,080.11	3,107.89	9,482.73	6,846.27	2,636.46	800.00

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

	<u>Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.16			26.26			
Transfer to Reserve	200.00	200.00	0.00	600.00	600.00	0.00	800.00
Total Other Expense	203.16	200.00	3.16	626.26	600.00	26.26	800.00
Net Other Income	(203.16)	(200.00)	(3.16)	(626.26)	(600.00)	(26.26)	(800.00)
Net Income	<u>10,984.84</u>	<u>7,880.11</u>	<u>3,104.73</u>	<u>8,856.47</u>	<u>6,246.27</u>	<u>2,610.20</u>	<u>0.00</u>