



MANGO PARK HOA INC
FINANCIAL REPORTS
August 31, 2016

Presented by: Sunstate Association Management Group, Inc.

09/06/16

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

	<u>Aug 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,333.99
Total Operating Account	9,333.99
Reserve Account	
Cadence MM 8703	13,287.53
Total Reserve Account	13,287.53
Total Checking/Savings	22,621.52
Accounts Receivable	
Accounts Rec / Prepaid Assess	(460.00)
Total Accounts Receivable	(460.00)
Total Current Assets	22,161.52
TOTAL ASSETS	<u>22,161.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,157.93
Total Accounts Payable	1,157.93
Total Current Liabilities	1,157.93
Total Liabilities	1,157.93
Equity	
Reserve	13,287.53
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	4,154.63
Total Equity	21,003.59
TOTAL LIABILITIES & EQUITY	<u>22,161.52</u>

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

09/06/16

	<u>Aug 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Maintenance Fees	0.00	0.00	0.00	18,000.00	18,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	21,600.00	19,240.00	2,360.00	19,240.00
Late Fees	225.00			575.00			
Reserve Interest Income	2.82			29.08			
Total Income	<u>227.82</u>	<u>0.00</u>	<u>227.82</u>	<u>40,204.08</u>	<u>37,240.00</u>	<u>2,964.08</u>	<u>43,240.00</u>
Total Income	227.82	0.00	227.82	40,204.08	37,240.00	2,964.08	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	1,157.93	100.00	1,057.93	2,383.93	800.00	1,583.93	1,200.00
Office Expense	525.00	525.00	0.00	4,200.00	4,200.00	0.00	6,300.00
Professional Services	15.01	50.00	(34.99)	539.16	400.00	139.16	600.00
Social	0.00	66.67	(66.67)	150.00	533.33	(383.33)	800.00
State Annual Report	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>1,697.94</u>	<u>766.67</u>	<u>931.27</u>	<u>7,334.34</u>	<u>6,194.33</u>	<u>1,140.01</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	666.67	(666.67)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,782.00	333.33	1,448.67	500.00
Grounds Contract	425.00	550.00	(125.00)	3,815.00	4,400.00	(585.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	190.00	(190.00)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	133.33	141.67	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	333.33	(333.33)	500.00
Water Management	121.00	121.17	(0.17)	1,176.00	969.33	206.67	1,454.00
Total Grounds	<u>546.00</u>	<u>878.26</u>	<u>(332.26)</u>	<u>7,048.00</u>	<u>7,025.99</u>	<u>22.01</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,405.06	2,405.00	0.06	19,240.49	19,240.00	0.49	19,240.00
Electric- Lights	174.99	183.33	(8.34)	1,371.06	1,466.67	(95.61)	2,200.00
Electric - Pump	102.85	100.00	2.85	426.48	800.00	(373.52)	1,200.00
Total Utilities	<u>2,682.90</u>	<u>2,688.33</u>	<u>(5.43)</u>	<u>21,038.03</u>	<u>21,506.67</u>	<u>(468.64)</u>	<u>22,640.00</u>
Total Expense	<u>4,926.84</u>	<u>4,333.26</u>	<u>593.58</u>	<u>35,420.37</u>	<u>34,726.99</u>	<u>693.38</u>	<u>42,440.00</u>
Net Ordinary Income	<u>(4,699.02)</u>	<u>(4,333.26)</u>	<u>(365.76)</u>	<u>4,783.71</u>	<u>2,513.01</u>	<u>2,270.70</u>	<u>800.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.82			29.08			
Transfer to Reserve	0.00	0.00	0.00	600.00	600.00	0.00	800.00
Total Other Expense	<u>2.82</u>	<u>0.00</u>	<u>2.82</u>	<u>629.08</u>	<u>600.00</u>	<u>29.08</u>	<u>800.00</u>
Net Other Income	<u>(2.82)</u>	<u>0.00</u>	<u>(2.82)</u>	<u>(629.08)</u>	<u>(600.00)</u>	<u>(29.08)</u>	<u>(800.00)</u>
Net Income	<u>(4,701.84)</u>	<u>(4,333.26)</u>	<u>(368.58)</u>	<u>4,154.63</u>	<u>1,913.01</u>	<u>2,241.62</u>	<u>0.00</u>